

Title 16
BUILDING AND CONSTRUCTION STANDARDS

Chapters:

- 16.02 General Provisions**
- 16.04 Building Codes – General Provisions**
- 16.06 Disaster Damage -Uniform Building Code**
- 16.08 Roads Names and Addressing Buildings**
- 16.10 Uniform Building Security Code**
- 16.12 Uniform Mechanical Code**
- 16.16 Uniform Housing Code**
- 16.20 Uniform Code of Abatement of Dangerous Buildings**
- 16.21 Rapid abatement of structures damaged by a disaster (UCADB 206)**
- 16.32 King County Plumbing Code**
- 16.70 Private Swimming Pool Construction Standards**
- 16.78 Ornamental Pools**
- 16.82 Grading**

CROSS-REFERENCES:

- Road construction standards, see K.C.C. chapters 14.20 and 14.24.
- Public bench construction, see K.C.C. chapter 14.32.
- Mobile home park construction, see K.C.C. chapters 18.08 - 18.24.
- Nondelinquent property tax certification, see K.C.C. chapter 4.68.

Blank

Chapter 16.02
GENERAL PROVISIONS

Sections:

- 16.02.010 Relationship to comprehensive plan and growth management act.
- 16.02.020 Notification to tribes.

16.02.010 Relationship to comprehensive plan and growth management act. This title of the King County code is hereby enacted to be consistent with and implement the King County comprehensive plan in accordance with RCW 36.70A. (Ord. 11618 § 1 (part), 1994).

16.02.020 Notification to Tribes. The county recognizes that many actions undertaken pursuant to Title 16, as amended, may impact treaty fishing rights of federally-recognized tribes. In order to honor and prevent interference with these treaty fishing rights and to provide for water quality and habitat preservations, the county shall provide notice to any federally-recognized tribes whose treaty fishing rights would be affected by an action undertaken pursuant to this title, including but not limited to: development of wetlands, stream and river banks, lakeshore habitat of water bodies, or development directly or indirectly affecting anadromous bearing water bodies, including the promulgation of plans, rules, regulations or ordinances implementing the provisions of this title, whether or not review of such actions is required under the State Environmental Policy Act (SEPA), RCW 43.21C. (Ord. 11618 § 1 (part), 1994).

Chapter 16.04
BUILDING CODES¹ – GENERAL PROVISION

Sections:

16.04.005	Application.
16.04.011	Adoption.
16.04.020	Term amendments.
16.04.030	Definitions.
16.04.040	Modifications to the code.
16.04.050	Modifications adopted.
16.04.05001	Administration, organization and enforcement - General.
16.04.05002	Administration, organization and enforcement - Right of entry.
16.04.05003	Administration, organization and enforcement - Stop orders and correction notice.
16.04.05004	Board of appeals - General.
16.04.05005	Permits - work exempt from permit.
16.04.05006	Applications - Complete applications (UBC 106.3.1).
16.04.05007	Permits - Information on plans and specifications.
16.04.05008	Permits - General.
16.04.05009	Permits - Inspection and observation program.
16.04.05010	Permits - Return of plans.
16.04.05012	Permits - Expiration of application (UBC 106.4.4.1).
16.04.05013	Permits - Expiration of permit (UBC 106.4.4.2).
16.04.05014	Pre-issuance construction authorization (PICA) (UBC 106.5).
16.04.05015	Pre-issuance construction authorization (PICA) - Permission to proceed (UBC 106.5.1).
16.04.05016	Pre-issuance construction authorization (PICA) - Removal of work not permitted and restoration (UBC 106.5.2).
16.04.05017	Pre-issuance construction authorization (PICA) - Enforcement (UBC 106.5.3).
16.04.05018	Permits - Application for residential basics permit or approval (UBC 106.6).
16.04.05019	Permits - Application for commercial basics permit or approval (UBC 106.7).
16.04.05020	Fees.
16.04.05021	Inspections - Inspection record card.
16.04.05024	Inspections - Reinspections.
16.04.05025	Certificate of occupancy - Use and occupancy.
16.04.05026	Certificate of occupancy - Certificates issued.
16.04.05027	Certificate of occupancy (UBC 109.3.1).
16.04.05028	Certificate of occupancy - Certificate of shell completion (UBC 109.3.2).
16.04.05029	Certificate of occupancy - Temporary certificates issued.
16.04.05030	Certificate of occupancy - Temporary certificate of occupancy (UBC 109.4.1).
16.04.05031	Certificate of occupancy - Temporary certificate of shell completion (UBC 109.4.2).
16.04.05032	Certificate of occupancy - Posting.
16.04.05033	Certificate of occupancy - Revocation.

¹. [For statutory provisions authorizing counties to adopt by reference recognized codes and/or compilations printed in book form relating to the construction of buildings, the installation of plumbing, the installation of electric wiring, health, or other subjects, see RCW 36.32.120(7).]

(King County 6-2001)

- 16.04.05034 Use or occupancy - Infant day care (UBC 305.10).
- 16.04.05035 Use or occupancy - Modified E occupancy (UBC 305.11).
- 16.04.050353 Access and means of egress facilities and emergency escapes
- 16.04.050357 Group S, Division 3 with Group A, Division 3; Group B; Group M or R, Division 1 occupancy above
- 16.04.05036 Use or occupancy - Group LC occupancies defined.
- 16.04.050365 Sprinkler systems – Group LC occupancies.
- 16.04.05037 Special use and occupancy - Scope.
- 16.04.05038 Means of egress.
- 16.04.05039 General building limitations - Premises limitations.
- 16.04.05040 General building limitations - Portable classrooms (UBC 503.3.1).
- 16.04.05041 Fire-protection systems - Scope.
- 16.04.05042 Fire-protection systems - Automatic sprinkler systems (UBC 903).
- 16.04.05043 Fire-protection systems - All occupancies except Group R, Division 3 and Group U occupancies.
- 16.04.05044 Fire-protection systems - Nightclubs and discos (UBC 904.2.3.9).
- 16.04.05045 Fire-protection systems - Group R, Division 1 occupancies.
- 16.04.050453 Fire-extinguishing systems – Group R, Division 3 occupancies (UBC 904.2.10).
- 16.04.050455 Fire-protection systems – Group LC occupancies – boarding homes.
- 16.04.050457 General (stairways).
- 16.04.050458 Pressurized enclosure.
- 16.04.050459 Exterior exit stairway - General.
- 16.04.05046 Roof design - Snow loads.
- 16.04.050465 Type of work.
- 16.04.05047 Foundation construction - Seismic Zones 3 and 4 - Optional foundation table (UBC 1809.6).
- 16.04.05048 Foundation construction - Seismic Zones 3 and 4 – Table 18-I-E.
- 16.04.05049 Conventional light-frame construction provisions -Alternate braced wall panels.
- 16.04.05050 Plumbing systems - Number of fixtures - General.
- 16.04.05051 Existing structures - Moved buildings - Moved buildings.
- 16.04.05052 Appendix Chapter 4, Division I - General.
- 16.04.05053 Appendix Chapter 4, Division I - Outdoor swimming pool.
- 16.04.050535 Uniform Building Code Standards - Standard 9-1 - Installation of Sprinkler Systems.
- 16.04.050536 Uniform Building Code Standards - Standard 9-2 - Standpipe Systems.
- 16.04.050537 Uniform Building Code - Standard 9-3 - Adoption of NFPA Standard
- 16.04.05062 Appendix Chapter 12 Division II, Sound Transmission Control - Section 1208 not adopted.
- 16.04.05063 Appendix Chapter 12 Division II, Sound Transmission Control - Section 1209 not adopted.
- 16.04.05064 Appendix Chapter 12 Division II, Sound Transmission Control - UBC 1210 Sea-Tac sound reduction standards - Purpose (UBC 1210).
- 16.04.05065 Appendix Chapter 12 Division II, Sound Transmission Control - Scope (UBC 1211).
- 16.04.05066 Appendix Chapter 12 Division II, Sound Transmission Control - Application to existing buildings (UBC 1212).
- 16.04.05067 Appendix Chapter 12 Division II, Sound Transmission Control - Details (UBC 1213).
- 16.04.05068 Appendix Chapter 12 Division II, Sound Transmission Control - Fees (UBC 1214).
- 16.04.05069 Appendix Chapter 12 Division II, Sound Transmission Control - Definitions (UBC 1215).
- 16.04.05070 Appendix Chapter 12 Division II, Sound Transmission Control - Design requirements (UBC 1216).

- 16.04.05071 Appendix Chapter 12 Division II, Sound Transmission Control - Sea-Tac noise program area (UBC 1217).
- 16.04.05072 Appendix Chapter 12 Division II, Sound Transmission Control - Air leakage for all buildings (UBC 1218).
- 16.04.05073 Appendix Chapter 12 Division II, Sound Transmission Control - Building requirements for a noise level reduction of 25dB compliance (UBC 1219).
- 16.04.05074 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior walls (UBC 1220).
- 16.04.05075 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior windows (UBC 1221).
- 16.04.05076 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior doors (UBC 1222).
- 16.04.05077 Appendix Chapter 12 Division II, Sound Transmission Control - Roofs (UBC 1223).
- 16.04.05078 Appendix Chapter 12 Division II, Sound Transmission Control - Ceilings (UBC 1224).
- 16.04.05079 Appendix Chapter 12 Division II, Sound Transmission Control - Ventilation (UBC 1225).
- 16.04.05080 Appendix Chapter 12 Division II, Sound Transmission Control - Building requirements for a noise level reduction of 30 dB compliance (UBC 1226).
- 16.04.05081 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior walls (UBC 1227).
- 16.04.05082 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior windows (UBC 1228).
- 16.04.05083 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior doors (UBC 1229).
- 16.04.05084 Appendix Chapter 12 Division II, Sound Transmission Control - Roofs (UBC 1230).
- 16.04.05085 Appendix Chapter 12 Division II, Sound Transmission Control - Ceilings (UBC 1231).
- 16.04.05086 Appendix Chapter 12 Division II, Sound Transmission Control - Floors (UBC 1232).
- 16.04.05087 Appendix Chapter 12 Division II, Sound Transmission Control - Ventilation (UBC 1233).
- 16.04.05088 Appendix Chapter 12 Division II, Sound Transmission Control - Building requirements for a noise level reduction of 35 dB compliance (UBC 1234).
- 16.04.05089 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior walls (UBC 1235).
- 16.04.05090 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior windows (UBC 1236).
- 16.04.05091 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior doors (UBC 1237).
- 16.04.05092 Appendix Chapter 12 Division II, Sound Transmission Control - Roofs (UBC 1238).
- 16.04.05093 Appendix Chapter 12 Division II, Sound Transmission Control - Ceiling (UBC 1239).
- 16.04.05094 Appendix Chapter 12 Division II, Sound Transmission Control - Floors (UBC 1240).
- 16.04.05095 Appendix Chapter 12 Division II, Sound Transmission Control - Ventilation UBC 1241).
- 16.04.05096 Uniform Building Code Standards - Installation of sprinkler systems in one and two family dwellings and manufactured homes (Standard 9-4).
- 16.04.051 Applications - Initiation of required approvals or permits.

16.04.052	Applications - Complete applications.
16.04.055	Mandatory residential inspection of conversion condominium.
16.04.057	Conversion condominium warranty of repairs and escrow fund.
16.04.060	Additional requirements.
16.04.070	Site improvement financial guarantee.
16.04.085	Heating degree days over 6000 per year.
16.04.090	Individual mobile homes - Purpose and applicability.
16.04.091	Individual mobile homes - Location.
16.04.092	Individual mobile homes - Standards.
16.04.093	Individual mobile homes - Required permits and application content.
16.04.094	Factory-built commercial structures and coaches - Standards.
16.04.098	Inspection and enforcement.
16.04.100	Severability.
16.04.110	Liability.

16.04.005 Application. This chapter applies to the chapters in this title regarding the Uniform Building Code (K.C.C. chapter 16.04), the Uniform Housing Code [(K.C.C. chapter 16.16)], the Uniform Mechanical Code (K.C.C. chapter 16.12), the Uniform Building Security Code (K.C.C. chapter 16.10) and the uniform Code for Abatement of Dangerous Buildings (K.C.C. chapter 16.20). (Ord. 14111 § 3, 2001).

16.04.011 Adoption. The Uniform Building Code, Volumes I, II, and III 1997 Edition, with Appendix Chapter 3, Division II; Chapter 4, Divisions I and II; Chapter 10; Chapter 12, Division II; and Chapter 31, Divisions II and III, 1997 Edition as amended in chapter 51-40 WAC effective July 1, 1998, as published by or jointly with the International Conference of Building Officials, together with amendments, additions and deletions adopted in this chapter by reference, together with the State Building Code Act, chapter 19.27 RCW, and with King County modifications that are adopted and codified in this chapter are adopted as the King County building codes and may be cited as such and are referred to in this chapter as “this code.”

This code also may be further clarified and implemented with administrative rules adopted in accordance with K.C.C. chapter 2.98. (Ord. 14111 § 4, 2001).

16.04.020 Term amendments. Whenever the following words appear in the code, they are to be changed as follows:

- A. City to county;
- B. Cities to county;
- C. City limits to unincorporated King County;
- D. City of to King County;
- E. City council to Metropolitan King County Council;
- F. City treasurer to chief financial officer;
- G. Mayor to county executive;
- H. Building official to director, department of development and environmental services. (Ord. 12560 § 2, 1996: Ord. 3647 § 3, 1978).

16.04.030 Definitions. For the purposes of this chapter, the following terms shall have the meanings set forth below:

A. "Condominium" means real property, including but not limited to residential buildings and mobile home parks, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in the condominium unit owners and unless a declaration and a survey map and plans have been recorded pursuant to the Horizontal Property Regimes Act, 64.34 RCW, 64.32 RCW or the Condominium Act, 64.34 RCW.

B. "Condominium unit" means a physical portion of the condominium designated for separate ownership, the boundaries of which are described pursuant to RCW 64.34.216(1)(D).

C. "Conversion condominium" means:

1. A condominium that, at any time before its creation, was lawfully occupied, wholly or partially, by a residential tenant pursuant to a rental agreement, oral or written, express or implied; or

2. A condominium that, at any time before the conveyance of or acceptance of an agreement to convey any unit therein other than to a declarant or any affiliate of a declarant, was lawfully occupied, wholly or partially, by a residential tenant of a declarant or an affiliate of a declarant, and such tenant was not notified in writing prior to lawfully occupying a unit or executing a rental agreement, whichever is first, that the unit was part of condominium and subject to sale.

Conversion condominium shall not include a condominium in which, before September 3, 1990, any unit therein had been conveyed or been made subject to an agreement to convey to any transferee other than a declarant or an affiliate of a declarant.

D. "Declarant" means any person or group of persons acting in concert who executes, as declarant, the document, however denominated, that creates a condominium by setting forth the information required by 64.34 RCW or who reserves or succeeds to any special declarant rights under such a document.

E. "Department" means the department of development and environmental services of King County.

F. "Director" means the director of the department of development and environmental services or his or her designee.

G. "Owners association" means the association of condominium unit owners, organized in accordance with 64.34 RCW, for the purpose of managing a condominium.

H. "Person" means a natural person, corporation, partnership, limited partnership, trust, governmental subdivision or agency or other legal entity.

I. "Public offer statement" means a document offering condominium units for sale and providing descriptions and disclosures relating to the condominium pursuant to 64.34 RCW.

J. "Tenant" means any person who is entitled to occupy a rental unit primarily for living or dwelling purposes under a rental or lease agreement, written or oral, express or implied. The term "tenant" also includes a subtenant who is in occupancy with the consent of the owner. (Ord. 11923 § 1, 1995).

16.04.040 Modifications to the code. The county council hereby declares that amendments, additions, deletions, and administrative rules are necessary to modify and clarify the code for its application in King County. Such modifications and administrative rules shall be prepared by the director, and, in the case of modifications, adopted by the council, they shall be codified within this chapter or in the case of administrative rules, as specified in K.C.C. 2.98. These codes, modifications, and administrative rules constitute county regulation for any activity subject to the code. The director shall make the adopted modifications and administrative rules readily available at reasonable cost to persons performing any activity subject to the code. (Ord. 12560 § 3, 1996: Ord. 8184 § 2, 1987: Ord. 3647 § 5, 1978).

16.04.050 Modifications adopted. Chapter 51-11 WAC, the Washington State Energy Code, 1997 Edition, effective July, 1998, and chapter 51-13 WAC, the Washington State Ventilation and Indoor Air Quality Code, 1997 Edition, effective July 1, 1998, and the King County modifications to the 1997 editions of the Uniform Building Code, Uniform Mechanical Code, Uniform Housing Code, Uniform Code for the Abatement of Dangerous Buildings and the Uniform Building Security Code are adopted as part of the code. (Ord. 14111 § 5, 2001: Ord. 12560 § 4, 1996: Ord. 10608 § 3, 1992).

16.04.05001 Administration, organization and enforcement - General. Section 104.2.1 of the Uniform Building Code is not adopted and the following is substituted:

General (UBC 104.2.1). The building official is hereby authorized and directed to enforce all the provisions of this code, with the exception of Uniform Building Code Section 2902.1 and Table 29-A UBC. The director of public health is authorized to enforce the provisions of Section 2902.1 and Table 29-A chapter 51-40 WAC. For such purposes, the building official and the director of public health shall have the powers of a law enforcement officer.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code.

(Ord. 14111 § 6, 2001: Ord. 12560 § 6, 1996).

16.04.05002 Administration, organization and enforcement - Right of entry. Section 104.2.3 of the Uniform Building Code is not adopted and the following is substituted:

Right of entry (UBC 104.2.3). The right of entry shall be in accordance with the procedures specified in K.C.C. Title 23. (Ord. 14111 § 7, 2001: Ord. 12560 § 7, 1996).

16.04.05003 Administration, organization and enforcement - Stop orders and correction notice. Section 104.2.4 of the Uniform Building Code is not adopted and the following is substituted:

Stop orders and correction notice (UBC 104.2.4). Whenever any work is being done contrary to the provisions of this code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, or by posting such notice in a conspicuous place on the premises where the violation is occurring, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

Whenever any work is being done contrary to the provisions of this code, the building official may order the violations corrected without ordering all work stopped by issuing a correction notice which identifies the violation. The correction notice may require reinspection prior to further construction or at the time of the next required inspection. The correction notice shall be served or posted in the same manner as a stop work order.

These remedies are in addition to those authorized elsewhere in the code.

(Ord. 14111 § 8, 2001: Ord. 12560 § 8, 1996).

16.04.05004 Board of appeals - General. Section 105.1 of the Uniform Building Code is not adopted and the following is substituted:

General (UBC 105.1). In order to hear and discuss appeals of decisions or determinations made by the building official on this code as it applies to alternative materials and methods of construction, there shall be and is hereby created a building code board of appeals. The board shall consist of thirteen members who are qualified by experience and training to pass upon matters pertaining to building construction. The building official shall be an ex-officio member and he/she, or a designated appointee, shall act as secretary of the board. The board of appeals members shall be appointed by the county executive, confirmed by the county council, and shall serve for not more than two four-year terms or until their successor is appointed and qualified. The board shall adopt reasonable rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official, which shall be advisory unless otherwise specified in this code. The board may also recommend to the council new legislation regarding the subject matter of this code.
(Ord. 14111 § 9, 2001: Ord. 12560 § 9, 1996).

16.04.05005 Permits - Work exempt from permit. Section 106.2 of the Uniform Building Code is not adopted and the following is substituted:

Work exempt from permit (UBC 106.2). A building permit shall not be required for the following:

1. One-story detached R-3 and U accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 120 square feet (11.15 m²).
2. Fences not over 6 feet (1.829 m) high.
3. Oil derricks.
4. Movable cases, counters and partitions not over 5 feet 9 inches (228.6 m) high.
5. Retaining walls which are not over 4 feet (1.219 m) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
7. Platforms, walks and driveways not more than 30 inches (.762 m) above grade and not over any basement or story below.
8. Painting, papering and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches (1.372 m).
11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons (18,927 L).
12. Re-roofing of existing buildings.
13. Submerged, freestanding mechanical boat lifts associated with single-family residential piers and recreational watercraft not exceeding 25 feet in length or 15 feet in width with no portion exceeding a height of 10 feet above the ordinary high water mark as defined in K.C.C. 25.08.350.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

(Ord. 14111 § 10, 2001: Ord. 12560 § 10, 1996).

16.04.05006 Applications - Complete applications (UBC 106.3.1). A. For the purposes of determining the application of time periods and procedures adopted by K.C.C. Title 20, applications for permits authorized by K.C.C. chapter 16.04 shall be considered complete as of the date of submittal upon determination by the department that the materials submitted contain the following, in addition to the complete application requirements of K.C.C. 20.20.040. Every application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Indicate the use or occupancy of which the proposed work is intended.
3. Be accompanied by plans, diagrams, computations and specifications and other data as required in UBC Section 106.3.2.
4. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
5. Give such other data and information as may be required by the building official.
6. Identify the site plan of all easements, deed restrictions, or other encumbrances restricting the use of the property.

(Ord. 14111 § 12, 2001; Ord. 12560 § 11 (part), 1996; Ord. 12196 § 4, 1996; Ord. 11622 § 3, 1994. Formerly K.C.C. 16.04.052).

16.04.05007 Permits - Information on plans and specifications. Section 106.3.3 of the Uniform Building Code is not adopted and the following is substituted:

Information on plans and specifications (UBC 106.3.3). Plans and specifications shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Schedule and detail books shall not be used as a substitute for full size plans.

Plans for buildings more than two stories in height of other than Group R, Division 3 and Group U Occupancies shall indicate how required structural and fire-resistive integrity will be maintained where penetrations will be made for electrical, mechanical, plumbing and communications conduits, pipes and similar systems.

(Ord. 14111 § 13, 2001; Ord. 12560 § 12, 1996).

16.04.05008 Permits - General. Section 106.3.4.1 of the Uniform Building Code is not adopted and the following is substituted:

Permits - General (UBC 106.3.4.1). When it is required that documents be prepared by an architect or engineer, the building official may require the owner to engage and designate on the building permit application an architect or engineer who shall act as the architect or engineer of record. If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all of the duties required of the original architect or engineer of record. The building official shall be notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties.

The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

When an engineer or architect is required by King County for the structural design of a commercial or multi-family residence building, [the] King County department of development and environmental services building services division will not review and approve a project which has multiple engineers or architects (or engineering firms) unless the owner employs an engineer or architect responsible for the overall structural design. This engineer or architect responsible for the overall structural design shall write a letter to [the] King County department of development and environmental services building services division documenting that he/she is the engineer or architect of record designated by the project owner to be responsible for the overall structural

design, and that he/she has reviewed the entire structural design to ensure compliance with the Uniform Building Code.
(Ord. 14111 § 14, 2001: Ord. 12560 § 13, 1996).

(King County 12-2001)

16.04.05009 Permits - Inspection and observation program. Section 106.3.5 of the Uniform Building Code is not adopted and the following is substituted:

Permits - Inspection and observation program (UBC 106.3.5). When special inspection is required by Section 1701, the architect or engineer of record shall prepare an inspection program which shall be submitted to the building official for approval. The inspection program shall designate the portions of the work that require special inspection and the name or names of the individuals or firms who are to perform the special inspections, and indicate the duties of the special inspectors. The special inspector shall be employed by the owner, the engineer or architect of record, or an agent of the owner, but not the contractor or any other person responsible for the work.

When structural observation is required by Section 1702, the inspection program shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

The inspection program shall include samples of inspection reports and provide time limits for submission of reports.

(Ord. 14111 § 15, 2001: Ord. 12560 § 14, 1996).

16.04.05010 Permits - Return of plans. Section 106.3 of the Uniform Building Code is supplemented with following:

Permits - Return of plans (UBC 106.3.6). Any plans returned pursuant to UBC 106.3 shall be returned to the applicant. Plans returned for the purpose of making correction may be returned to a consultant named by the applicant.
(Ord. 14111 § 16, 2001: Ord. 12560 § 15, 1996).

16.04.05012 Permits - Expiration of application (UBC 106.4.4.1). Plans for which no permit is issued shall be deemed canceled by the permittee if:

1. The applicant has not taken action or responded;
 - 1.1 within 60 days after notice of additional information required is mailed to the applicant,
- or
- 1.2 by the deadline specified by the building official for additional information; or
2. No permit is issued;
 - 2.1 within 60 days after the applicant has been notified that the permit is ready, or
 - 2.2 by a time specified by the building official.

(Ord. 14111 § 18, 2001: Ord. 12560 § 17, 1996).

16.04.05013 Permits - Expiration of permit (UBC 106.4.4.2). Every permit issued by the building official under the provisions of the Code shall expire by limitation and become null and void one year from date of issue. Issued permits may be extended for one year periods subject to the following conditions:

1. An application for a permit extension together with the applicable fee is submitted to the department of development and environmental services at least seven (7), but no more than sixty (60), calendar days prior to the date the original permit becomes null and void. Once the permit extension application is submitted, work may continue past the expiration date of the original permit, provided that the extension application is not denied. If the extension application is denied, all work must stop until a valid permit is obtained.
2. If construction of a building or structure has not substantially commenced, as determined by the building official, within two years from the date of the first issued permit and the building and the structure is no longer authorized by the zoning code or other applicable law, then the permit shall not be extended.
3. An applicant may request a total of two permit extensions provided there are no substantial changes in the approved plans and specifications.
4. The building official may extend a building permit beyond the second extension only to allow completion of a building and/or structure authorized by the original permit and substantial constructed. If substantial work, as determined by the building official, has not commenced on a building and/or structure authorized in the original permit, then a new permit will be required for construction to proceed.
5. The staff of the department of development and environmental services may revise a permit at the permittee's request but such a revision does not constitute a renewal or otherwise extend the life of the permit.

(Ord. 14111 § 19, 2001: Ord. 12560 § 18, 1996).

16.04.05014 Pre-issuance construction authorization (PICA) (UBC 106.5). (Ord. 14111 § 20, 2001: Ord. 12560 § 19, 1996).

16.04.05015 Pre-issuance construction authorization (PICA) - Permission to proceed (UBC 106.5.1). If the applicant for a permit or approval required by this code desires to commence work before obtaining the required permit or approval, the building official, may allow the applicant to proceed if:

1. The building official determines that the work would not endanger or harm the property; and if
2. The building official determines that allowing the work to proceed would not violate the requirements of the state environmental policy act; and if
3. The applicant first deposits cash or its equivalent with the building official, or in an irrevocable escrow approved by the building official, in an amount determined by the building official to be sufficient to restore the building and site, and to perform the corrective work described below.

(Ord. 14111 § 21, 2001: Ord. 12560 § 20, 1996).

16.04.05016 Pre-issuance construction authorization (PICA) - Removal of work not permitted and restoration (UBC 106.5.2). An applicant who commences work pursuant to Section 106.5.1 must,

within the time specified by the building official, remove all work which does not receive the required permit or approval or which does not comply with the terms of a permit or approval which is obtained. The applicant must also restore the building and site to a condition satisfactory to the building official and perform whatever additional correction work is deemed necessary by the building official.

(Ord. 14111 § 22, 2001: Ord. 12560 § 21, 1996).

16.04.05017 Pre-issuance construction authorization (PICA) - Enforcement (UBC 106.5.3). If an applicant fails to comply with the requirements of Section 106.5.1, the building official may employ the code enforcement procedures set forth in K.C.C. Title 23 and may, in addition, obtain the funds on deposit and apply them towards removal of the unpermitted work, restoration of the building and site, and performance of whatever additional corrective work is deemed necessary by the building official. In the event the applicant obtains the necessary permits or approvals or performs the corrective work to the satisfaction of the building official, the funds or deposit shall be released to the applicant.

(Ord. 14111 § 23, 2001: Ord. 12560 § 22, 1996).

16.04.05018 Permits - Application for residential basics permit or approval (UBC 106.6). Application requirements for residential basics permit or approval shall be as specified in King County Administrative Public Rule 16-04.

(Ord. 14111 § 24, 2001: Ord. 12560 § 23, 1996).

16.04.05019 Permits - Application for commercial basics permit or approval (UBC 106.7). Application requirements for commercial basics permit or approval shall be as specified by King County Administrative Public Rule.

(Ord. 14111 § 25, 2001: Ord. 12560 § 24, 1996).

16.04.05020 Fees. Section 107 of the Uniform Building Code is not adopted and [the] following is substituted:

Fees (UBC 107). Fees shall be assessed according to K.C.C. Title 27.

(Ord. 14111 § 26, 2001: Ord. 12560 § 25, 1996).

16.04.05021 Inspections - Inspection record card. Section 108.2 of the Uniform Building Code is not adopted and the following is substituted:

Inspection record card (UBC 108.2). Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card in a conspicuous place on the premises and in a position such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available in such a position by the permit holder until the Certificate of Occupancy has been issued. For R-3 and U occupancies, this card shall serve as the certificate of occupancy. The validated hard copy of the building permit application given to the applicant at the time of the permit issuance shall serve as the inspection record card. This validated hard copy of the building permit application shall hereafter be referred to as the building permit.

(Ord. 14111 § 27, 2001: Ord. 12560 § 26, 1996).

16.04.05024 Inspections - Reinspections. Section 108.8 of the Uniform Building Code is not adopted and the following is substituted:

Reinspections (UBC 108.8). A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This subsection is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant must request a reinspection and pay the reinspection fee as set forth in the fee schedule adopted by K.C.C. Title 27.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.
(Ord. 14111 § 30, 2001: Ord. 12560 § 28, 1996).

16.04.05025 Certificate of occupancy - Use and occupancy. Section 109.1 of the Uniform Building Code is not adopted and the following is substituted:

Use and occupancy (UBC 109.1). No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy or a temporary certificate of occupancy therefor as provided herein.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

(Ord. 14111 § 31, 2001: Ord. 12560 § 29, 1996).

16.04.05026 Certificate of occupancy - Certificates issued. Section 109.3 of the Uniform Building Code is not adopted and the following is substituted:

Certificates issued (UBC 109.3).

(Ord. 14111 § 32, 2001: Ord. 12560 § 30, 1996).

16.04.05027 Certificate of occupancy (UBC 109.3.1). After final inspection, if no violations of this code or of related land use and public health ordinances, rules and regulations have been discovered, or if such violations have been discovered and corrected, the building official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of that portion of the building for which the certificate is issued.
5. The name of the building official.
6. A statement that the building may be occupied.

7. An explanation that the responsibility for the building's compliance with the provisions of the applicable King County codes and for maintenance of the building rests exclusively with the permit applicants and their agents and the building's owners.

(Ord. 14111 § 33, 2001: Ord. 12560 § 31, 1996).

16.04.05028 Certificate of occupancy - Certificate of shell completion (UBC 109.3.2). After final inspection of a building or structure for which the permit was issued for only the building shell, if no violations of this code or of related land use and public health ordinances, rules and regulations have been discovered, or if such violations have been discovered and have been corrected, the building official shall issue a certificate of shell completion which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of the building or that portion of the building for which the certificate is issued.
5. The name of the building official.
6. A statement that no portion of the building shall be occupied until tenant improvement permits are obtained and occupancy is approved.

7. An explanation that the responsibility for the building's compliance with the provisions of the applicable King County codes and for maintenance of the building rests exclusively with the permit applicants and their agents and the building's owners.

(Ord. 14111 § 34, 2001: Ord. 12560 § 32, 1996).

16.04.05029 Certificate of occupancy - Temporary certificates issued. Section 109.4 of the Uniform Building Code is not adopted and the following is substituted:

Temporary certificates issued (UBC 109.4).

(Ord. 14111 § 35, 2001: Ord. 12560 § 33, 1996).

16.04.05030 Certificate of occupancy - Temporary certificate of occupancy (UBC 109.4.1).

The

building official may issue a temporary certificate of occupancy authorizing occupancy of all or part of an unfinished building or structure or a temporary structure if:

1. The building official determines that construction is substantially completed in the area to be occupied and that essential health and safety items have been constructed or installed;

2. The applicant for the temporary certificate of occupancy, on a form satisfactory to the building official,

- 2.1 Agrees not to make a claim or bring an action against King County for any harms, injuries or damage he, she or others may suffer as a result of occupancy of the unfinished building, and

- 2.2 Agrees to hold King County free and harmless from any claims or legal actions which may be brought by any person or entity as a result of the occupancy of the unfinished building, and

3. For buildings and structures other than those of Group R Division 3 Occupancy, the applicant shall deposit cash or its equivalent with the building official, in an approved record as follows:

- 3.1 The amount of the cash bond required to occupy a new structure prior to the issuance of the temporary certificate of occupancy shall be determined by the building official. The amount of the cash bond required to occupy a temporarily occupied structure for a specified period of time shall be an amount determined by the building official to ensure removal of the structure. In either case, the cash bond will be refunded to the permittee upon completion of work or the satisfactory removal of the temporary structure.

- 3.2 In the event the construction work or removal of the temporarily occupied structure is not completed or material progress has not been made within twelve (12) months following the posting of the cash deposit, the amount remaining on deposit may be applied toward completion of applicable code requirements or for the removal of the temporary structure by the building official. Any such action by the building official shall first require thirty (30) days written notice to the permittee.

- 3.3 The temporary certificate of occupancy shall contain the same information as a certificate of occupancy along with a list of requirements that remain to be completed, special conditions of temporary occupancy, and dates of temporary occupancy approval and expiration. The temporary certificate of occupancy shall be valid only so long as determined by the building official, and only so long as the occupants of the building or structure strictly abide by the conditions and limitations specified in the temporary certificate of occupancy, and only so long as applicable permits are validly maintained or renewed.

(Ord. 14111 § 36, 2001; Ord. 12560 § 34, 1996).

16.04.05031 Certificate of occupancy - Temporary certificate of shell completion (UBC 109.4.2). The building official may issue a temporary certificate of shell completion authorizing occupancy all or part of an unfinished building or structure or a temporary structure if:

1. The building official determines that construction is substantially completed and that essential health and safety items have been constructed or installed;

2. The applicant for the temporary certificate of shell completion, on a form satisfactory to the building official,

- 2.1 Agrees not to make a claim or bring an action against King County for any harms, injuries or damage he, she or others may suffer as a result of occupancy of the unfinished building, and

- 2.2 Agrees to hold King County free and harmless from any claims or legal actions which may be brought by any person or entity as a result of the occupancy of the unfinished building, and

3. For buildings and structures other than those of Group R Division 3 Occupancy, the applicant shall deposit cash or its equivalent with the building official, in an approved escrow. The amount of the cash bond required before issuance of the temporary certificate of shell completion shall be determined by the building official.

4. The temporary certificate of shell completion shall contain the same information as the certificate of shell completion along with a list of requirements that remain to be completed, special conditions of temporary shell approval, and the dates of temporary shell approval and expiration. The temporary certificate of shell completion shall be valid only so long as those responsible for the building and structure strictly abide by the conditions and limitations specified in the temporary certificate of shell completion, and only so long as applicable permits are validly maintained or renewed.

(Ord. 14111 § 37, 2001: Ord. 12560 § 35, 1996).

16.04.05032 Certificate of occupancy - Posting. Section 109.5 of the Uniform Building Code is not adopted and the following is substituted:

Posting (UBC 109.5). The certificate of occupancy and/or the certificate of shell completion shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

(Ord. 14111 § 38, 2001: Ord. 12560 § 36, 1996).

16.04.05033 Certificate of occupancy - Revocation. Section 109.6 of the Uniform Building Code is not adopted and the following is substituted:

Revocation (UBC 109.6). The building official may, in writing, suspend or revoke a certificate of occupancy and/or a certificate of shell completion issued under the provisions of this code whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

(Ord. 14111 § 39, 2001: Ord. 12560 § 37, 1996).

16.04.05034 Use or occupancy - Infant day care (UBC 305.10). Any building or portion of a building used for the care or supervision of more than twelve (12) infants shall meet all code requirements for a Group E, Division 3 Occupancy, the special provisions of 305.2.3 and the infant care requirements of this section. For the purposes of this section, infant shall be defined as a child less than [than] thirty months of age.

1. Any portion of a building used for infant care shall not be located above the second floor.

2. Infant day care areas, as well as required means of egress from these areas shall be provided with a fire alarm system and an automatic sprinkler system supervised by an approved central receiving station.

3. Any portion of a building used for infant day care shall be separated from the rest of the building by a one hour fire resistive occupancy separation.

4. Exit and exit-access doors along the path of exit travel, which serves an occupant load of 10 or more shall open in the direction of exit travel and shall be equipped with panic hardware.

(Ord. 14111 § 40, 2001: Ord. 12560 § 38, 1996).

16.04.05035 Use or occupancy - Modified E occupancy (UBC 305.11).

Modified E occupancy (UBC 305.11). Any building or portion of a building classified s Group E, which is specifically designated for the use of persons physically or mentally unable to walk or traverse the required means of egress to safety without the physical assistance of another person shall meet the modified E requirement of this section

Modified E areas, as well as required means of egress from these areas shall be provided with an automatic sprinkler system which is monitored by an approved central receiving station.

1. The Modified E area used shall be separated from the rest of the building by a one-hour fire resistive occupancy separation.

2. Modified E uses shall not be located above or below the first story, unless there are at least two means of egress directly to the exterior at that level.

3. At least two means of egress shall be provided from any room or area having an occupant load of seven (7) or more.

4. All required means of egress shall be accessible in accordance with Section 1106. Areas of evacuation assistance shall not be approved in lieu of accessible means of egress.

5. Buildings which contain modified E uses shall be provided with a fire alarm system throughout.

(Ord. 14111 § 41, 2001: Ord. 12560 § 39, 1996).

16.04.05.0353 Access and means of egress facilities and emergency escapes. Section 310.4 of the Uniform Building Code is a not adopted and the following is substituted:

Access and means of egress facilities and emergency escapes (UBC 310.4). Means of egress shall be provided as specified in Chapter 10. (See also Section 1007.6.2 for exit markings.)

Access to, and egress from, buildings required to be accessible shall be provided as specified in Chapter 11.

Basements in dwelling units and every sleeping room below the fourth story shall have a least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public alley, yard or exit court. The emergency door or window shall be operable from the inside to provide a full, clear opening without the use of separate tools.

EXCEPTION: 1. The window or door may open into an atrium complying with Section 402 provided the window or door opens onto an exit-access balcony and the dwelling unit or guest room has an exit or exit-access doorway that does not open into the atrium.

2. Subject to the approval of the building official, an emergency egress window or door from basements in single family detached residences may be exempted if the area is less than 200 square feet and does not have a habitable space or room. Examples of spaces considered not habitable may include but are not limited to: wine cellars, storage, mechanical rooms, crawl spaces.

Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet (0.53m²). The minimum net clear openable height dimension shall be 24 inches (610 mm). The minimum net clear openable width dimension shall be 20 inches (508 mm). When windows are provided as a means of escape or rescue, they shall have a finished sill height not more than 44 inches (1118 mm) above the floor.

Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with the following:

1. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet (0.84 m²), with a minimum dimension of 36 inches (914 mm).

2. Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6 inches (152 mm).

Bars, grilles, grates or similar devices may be installed on emergency escape or rescue windows, doors or window wells, provided:

1. The devices are equipped with approved release mechanisms that are openable from the inside without the use of a key or special knowledge or effort; and

2. The building is equipped with smoke detectors installed in accordance with Section 310.9. (Ord. 14111 § 42, 2001).

(King County 6-2001)

BUILDING CODES - GENERAL PROVISIONS

16.04.050357 - 16.04.05036

16.04.050357 Group S, Division 3 with Group A, Division 3; Group B; Group M or R, Division 1 occupancy above. Section 311.2.2.1 of the Uniform Building Code is not adopted and the following is substituted:

Group S, Division 3 with Group A, Division 3; Group B; Group M or R, Division 1 occupancy above (UBC 311.2.2.1). Other provisions of this code notwithstanding, a basement or first story of a building may be considered as a separate and distinct building for the purpose of area limitations, limitation of number of stories and type of construction, when all of the following conditions are met:

1. The basement or first story is of Type I construction and is separated from the building above with a three-hour occupancy separation. See Section 302.3.

2. The building above the three-hour occupancy separation contains only Group A, Division 3; Group B; or Group M or R, Division 1 Occupancies.

3. The building below the three-hour occupancy separation is a Group S, Division 3 Occupancy used exclusively for the parking and storage of private or pleasure-type motor vehicles.

EXCEPTIONS: 1. Entry lobbies, mechanical rooms and similar uses incidental to the operation of the building.

2. Group A, Division 3 and Group B office, drinking and dining establishments and Group M retail occupancies in addition to those uses incidental to the operation of the building (including storage areas), provided that the entire structure below the three-hour occupancy separation is protected throughout by an automatic sprinkler system.

4. The maximum building height in feet shall not exceed the limits set forth in Table 5-B for the least type of construction involved.

5. The building above the three-hour occupancy separation shall be considered at least a four (4) story building when any floor level containing sleeping rooms have emergency escape or rescue windows beyond the reach of a thirty-five (35) foot fire department ladder.

- 5.1. The emergency escape or rescue window is beyond the reach of the thirty-five (35) foot ladder, when the window sill height is located more than 31½ feet above the adjoining grade level. Adjoining grade level will be measured from a point at grade, located along a vertical plane perpendicular to and intersecting with the window sill, and ten (10) feet horizontal from the exterior wall of the building.

(Ord. 14111 § 43, 2001).

16.04.05036 Use or occupancy - Group LC occupancies defined. Section 313.1 of the Uniform Building Code and WAC 51-30-0313 are not adopted and the following is substituted:

Group LC occupancies defined (UBC 313.1). Group LC Occupancies shall include buildings, structures, or portions thereof, used for the business of providing licensed care to clients in one of the following categories regulated by either the Washington State Department of Health or the Department of Social and Health Services:

1. Adult family home with not more than six clients.

2. Adult residential rehabilitation facility with not more than thirty-two clients.

3. Alcoholism intensive inpatient treatment service with not more than thirty-two clients.

4. Alcoholism detoxification service with not more than thirty-two clients.

5. Alcoholism long term treatment service with not more than thirty-two clients.

6. Alcoholism recovery house service with not more than thirty-two clients.

7. Boarding home with not more than thirty-two clients.

8. Group care facility with not more than thirty-two clients.

9. Group care facility for severely and multiple handicapped children with not more than sixteen clients.

10. Residential treatment facility for psychiatrically impaired children and youth with not more than sixteen clients.

EXCEPTION: Where the care provided is acute care similar to that provided in a hospital, the facility shall be classified as a Group I, Division 1.1 hospital.
(Ord. 14111 § 44, 2001: Ord. 12560 § 40, 1996).

16.04.050365 - 16.04.050365

(King County 6-2001)
BUILDING AND CONSTRUCTION STANDARDS

16.04.050365 Sprinkler systems – Group LC occupancies. Section 313.8.2.1 of the Uniform Building Code and WAC 51-30-0313.8.2.1 are not adopted and the following is substituted:

Sprinkler systems – Group LC occupancies (UBC 313.8.2.1). Automatic sprinkler system shall be installed throughout every licensed care facility three or more stories in height or licensed for more than sixteen clients. Licensed care facilities with sixteen or fewer clients, licensed to provide care for more than two clients who have an evacuation capability of II or III, shall be provided with an automatic sprinkler system throughout the facility.

EXCEPTION: An automatic sprinkler system need not be installed in any licensed care facility licensed for six or fewer clients regardless of the level of evacuation capability.

Where a sprinkler system is required, a system complying with U.B.C. Standard 9-1 shall be installed.

EXCEPTIONS: 1. An automatic sprinkler system complying with U.B.C. Standard 9-3 may be installed in buildings of four stories or less.

2. Where a Group LC Occupancy is being established by change of occupancy in an existing building not protected by a sprinkler system as is required above for buildings of new construction, an automatic sprinkler system complying with N.F.P.A. Standard 13d may be installed provided the care facility is licensed for not more than sixteen (16) clients.

Residential or quick-response heads shall be used in all sprinkler systems.

Automatic sprinkler systems shall be installed in boarding homes as required above in existing buildings without sprinklers within five years of July 10, 1999.
(Ord. 14111 § 45, 2001: Ord. 13564 § 1, 1999).

16.04.05037 Special use and occupancy - Scope. Section 403.1 of the Uniform Building Code is not adopted and the following is substituted:

Scope (UBC 403.1). This section applies to all Group B office buildings and Group R, Division 1 Occupancies, each having floors used for human occupancy located more than 65 feet (19.812m) above the lowest level of fire department vehicle access. Such buildings shall be of Type I or II-F.R. construction and shall be provided with an approved automatic sprinkler system in accordance with Section 403.2.

(Ord. 14111 § 46, 2001: Ord. 12560 § 41, 1996).

16.04.05038 Means of egress. Section 403.9 of the Uniform Building Code is not adopted and the following is substituted:

Means of egress (UBC 403.9). Exits shall comply with other requirements of this code and the following:

1. All stairway doors which are locked from the stairway side shall have the capability of being unlocked simultaneously without unlatching upon a signal from the central control system.
2. A telephone or other two-way communication system connected to an approved emergency service which operates continuously shall be provided at not less than every fifth floor in each required stairway where other provisions of this code permit the doors to be locked.
3. All stairways shall extend to the roof.
4. All stairway doors identified in item 1 above shall automatically unlock without unlatching in the event of lost electrical power.

(Ord. 14111 § 47, 2001: Ord. 12560 § 42, 1996).

16.04.05039 General building limitations - Premises limitations. Section 502 of the Uniform Building Code is not adopted and the following is substituted:

Premises identification (UBC 502). Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property as specified in King County Code 16.08.

(Ord. 14111 § 48, 2001: Ord. 12560 § 43, 1996).

16.04.05040 General building limitations - Portable classrooms (UBC 503.3.1).

1. The location of portable classrooms on a site with existing buildings shall be approved by the Fire Protection Engineering Section with respect to hydrant locations, access roads and available water for fire fighting purposes.
2. Portable classrooms located within 60 feet of any permanent buildings shall be located with a minimum clear space of 20 feet from any other portable and from the permanent buildings.
3. Portable classrooms located in close proximity to each other and more than 60 feet from permanent buildings, may be considered as portions of one building with no minimum clearance or protection between them. The aggregate area of a cluster of portables considered as one building must meet the area limits specified in Section 504, UBC.

EXCEPTIONS: Portable classrooms with exterior wall protection which is continuous through the crawlspace or skirted area may be located as follows:

1. When either of two portables has exterior wall protection rated for not less than one hour, with no openings (or openings protected for 3/4 hours), the minimum clear space shall be 10 feet from any other portable.

2. When both of two portables have exterior wall protection rated for not less than one hour with no openings, the minimum clear space shall be 5 feet from any other portable.
(Ord. 14111 § 49, 2001: Ord. 12560 § 44, 1996).

Blank

(King County 6-2001)

16.04.05041 Fire-protection systems - Scope. Section 901 of the Uniform Building Code is not adopted and the following is substituted:

Scope (UBC 901).

1. This chapter applies to the design and installation of fire-extinguishing systems, smoke-control systems and smoke and heat venting systems.

2. For requirements on fire alarm systems, see the following:

SECTION	SUBJECT
303.9	Group A, Divisions 1 and 2 Occupancies
305.2.3, 305.9	Group E Occupancies
307.9	Group H Occupancies
308.9	Group I Occupancies
310.10	Group R Occupancies
403.5	High-rise buildings
408.5	Amusement buildings
307.11.5.5	Group H, Division 6 Occupancies

3. For smoke detectors in Group R Occupancies, see Section 310.9.

4. ADDITIONAL REQUIREMENTS.

4.1. The Fire Marshal or his/her designee retains the authority under section 1001.9 of the Uniform Fire Code to impose additional conditions, including but not limited to increased setbacks, use of fire retardant materials or standpipes where determined necessary to mitigate identified fire protection impacts.

4.2. All buildings or structures whose county assessed value has increased by more than 50% within a five year period due to the added value of additions, alterations and repairs, must meet the provisions of this chapter. When the first permit application is submitted to add to, alter or repair an existing building, the county assessed value of the building at the time the complete application is submitted shall be considered the base county assessed value for the following five year period.

4.3. Any additions to an existing building or structure shall be considered new construction and the addition shall be subject to the provisions of this section.

4.4. All condominiums shall have the following wording in the recorded Declaration of Covenants and a copy of the document shall be provided to the director or his designee:

4.4.1. In the event that any unit should be equipped with a sprinkler system, nothing shall be hung from the sprinklers comprising a part of the system nor shall any such sprinklers be painted, covered, or otherwise changed, tampered with or altered.

4.4.2. Prior to any alteration, amendment, modification or change thereof, the owners or their agents will submit such alteration, amendment, modification or change to the building official for his/her approval and agrees to comply with all applicable sprinkler requirements.

(Ord. 14111 § 50, 2001: Ord. 12560 § 45, 1996).

16.04.05042 Fire-protection systems - Automatic sprinkler systems (UBC 903). An automatic sprinkler system is an integrated system of piping connected to a water supply with sprinklers which will automatically initiate water discharge over a fire, conforming to the Uniform Building Code Standards or the requirements of the building official or his/her designee.

(Ord. 14111 § 51, 2001: Ord. 12560 § 46, 1996).

16.04.05043 Fire-protection systems - All occupancies except Group R, Division 3 and Group U occupancies. Section 904.2.2 of the Uniform Building Code as adopted by WAC 51-30-0904, effective date, June 30, 1995, is not adopted and the following is substituted:

Fire protection systems - All occupancies except Group R, Division 3 and Group U occupancies (UBC 904.2.2). Except for Group R, Division 3 and Group U Occupancies, an automatic sprinkler system shall be installed:

1. In every story or basement of all buildings when the floor area exceeds 1,500 square feet (139.4 m²) and there is not provided at least 20 square feet (1.86 m²) of opening entirely above the adjoining ground level in each 50 lineal feet (15.24 m) or fraction thereof of exterior wall in the story or basement on at least one side of the building. Openings shall have a minimum dimension of not less than 30 inches (.762 m). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

When openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22.86 m) from such openings, the story shall be provided with an approved automatic sprinkler system, or openings as specified above shall be provided on at least two sides of an exterior wall of the story.

If any portion of a basement is located more than 75 feet (22.86 m) from openings required in this section, the basement shall be provided with an approved automatic sprinkler system.

2. At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.

3. In rooms where nitrate film is stored or handled.

4. In protected combustible fiber storage vaults as defined in the Fire Code.

5. Throughout all buildings with a floor used for human occupancy that is located 55 feet (16.76 m) or more above the lowest level of fire department vehicle access.

EXCEPTION: 1. Airport control towers.

2. Open parking structures.

3. Group F, Division 2 Occupancies.

6. In all other occupancies requiring 2,000 gallons per minute or more fire flow, or where the total floor area included within the surrounding exterior walls on all floor levels including basements exceeds 10,000 square feet. Area separation walls, as noted in Section 504.6 of the Uniform Building Code, shall not be considered to separate a building to enable deletion of the required automatic sprinkler system.

(Ord. 14111 § 52, 2001: Ord. 12560 § 47, 1996).

16.04.05044 Fire-protection systems - Nightclubs and discos (UBC 904.2.3.8). An automatic sprinkler system shall be installed in Group A occupancies that are used as nightclubs and discos where no alcohol is served and where the total gross floor area exceeds 5,000 square feet. Area separation walls as noted in Section 504.6 of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required automatic sprinkler system.
(Ord. 14111 § 53, 2001: Ord. 12560 § 48, 1996).

16.04.05045 Fire-protection systems - Group R, Division 1 occupancies. Section 904.2.8 of the Uniform Building Code is not adopted and the following is substituted:

Group R, Division 1 occupancies (UBC 904.2.8). An automatic sprinkler system shall be installed in Group R, Division 1 occupancies having three or more floor levels or containing five or more dwelling units, every congregate residence three or more floor levels or having an occupant load of 20 or more, and every hotel three or more floor levels or containing 10 or more guest rooms. Residential or quick-response standard sprinklers shall be used in accordance with their approved listing in the dwelling units and guest room portions of the building. Area separation walls as noted in Section 504.6 of the Uniform Building Code shall not be considered to separate a building to enable deletion of the required automatic sprinkler system.
(Ord. 14111 § 54, 2001: Ord. 12560 § 49, 1996).

16.04.050453 Fire-extinguishing systems - Group R, Division 3 occupancies (UBC 904.2.10).
An automatic sprinkler system shall be installed in Group R, Division 3 occupancies:
1. Exceeding 2,500 square feet gross floor area (including attached garages) without adequate fire flow except as cited in K.C.C. 17.08.030.
2. Without approved fire department access as defined in the road standards of King County Ordinance 11187. (Article 9, section 902)
3. Where special hazards or unusual conditions exists in addition to the normal hazard of the space due to the design, size, volume or use of the space, the Fire Marshal is authorized to require additional safeguards suitable for the protection of the hazard or condition involved. Additional safeguards can consist of automatic fire alarm system, automatic sprinkler or water spray system, standpipe and hose, fixed or portable fire extinguishers, or other special fire-extinguishing systems. Where such systems are provided, they shall be designed and installed in accordance with the applicable Uniform Fire Code Standards. See Article 90 and section 101.3.
(Ord. 14111 § 55, 2001).

16.04.050455 Fire-protection systems – Group LC occupancies – boarding homes (UBC 904.2.10). Automatic sprinkler systems for state-licensed boarding homes shall be provided as set forth in K.C.C. 16.04.050365.
(Ord. 14111 § 56, 2001: Ord. 13564 § 2, 1999).

16.04.050457 General (stairways). Section 1003.3.3.1 of the Uniform Building Code and WAC 51-40-1003.3.3.1 is not adopted and following is substituted:

General (stairways) (UBC 1003.3.3.1). Every stairway having two or more risers serving any building or portion thereof shall conform to the requirements of Section 1003.3.3. For the purposes of Section 1003.3.3, the term "stairway" shall include stairs, landings, handrails and guardrails as applicable. Where aisles in assembly rooms have steps, they shall conform with the requirements in Section 1004.3.2.

For the purpose of this chapter, the term "step" shall mean those portions of the means of egress achieving a change in elevation by means of a single riser. Individual steps shall comply with the detailed requirements of this chapter which specify applicability to steps.

EXCEPTIONS: 1. Stairs or ladders used only to attend equipment or window wells are exempt from the requirements of this section.

Stairways located in a building required to be accessible shall also comply with WAC 51-40-1100.
(Ord. 14111 § 57, 2001).

16.04.050458 Pressurized enclosure. Section 1005.3.3.7 of the Uniform Building Code is not adopted and following is substituted:

Pressurized enclosure (UBC 1005.3.3.7). In a building having a floor level used for human occupancy located more than 65 feet (19.812 m) above the lowest level of fire department vehicle access, all required exit enclosures shall be pressurized in accordance with Section 905 and this section. Pressurization shall occur automatically upon activation of an approved fire alarm system.

EXCEPTION: If the building is not equipped with a fire alarm system, pressurization shall be upon activation of a spot-type smoke detector listed for releasing service located within 5 feet (1524 mm) of each vestibule entry.

A controlled relief vent capable of discharging a minimum of 2,500 cubic feet per minute (1180L/s) of air at the design pressure difference shall be located in the upper portion of such pressurized exit enclosures.

(Ord. 14111 § 58, 2001).

16.04.050459 Exterior exit stairway - General. Section 1006.3.3.1 of the Uniform Building Code is not adopted and the following is substituted:

Exterior exit stairway - General (UBC 1006.3.3.1). Exterior exit stairways serving as a portion of the exit discharge in the means of egress system shall comply with the requirements of Section 1006.3.3. An exterior exit stairway serves as an exit discharge component in a means of egress system and is open on not less than two adjacent sides or open on 50% of the stairway's perimeter, except for required structural columns and open-type handrails and guardrails. The "stairway's perimeter" shall be defined as the length of the boundary entirely around the stairway and the adjacent required stairway landings. The adjoining open areas shall be either yards, exit courts or public ways; the remaining sides may be enclosed by the exterior walls of the building. Any stairway not meeting the definition of an exterior stairway shall comply with the requirements for interior stairways.

(Ord. 14111 § 59, 2001).

16.04.05046 Roof design - Snow loads. Section 1605.4 of the Uniform Building Code is not adopted and the following is substituted:

Snow loads (UBC 1605.4). The "Snow Load Analysis for Washington" Second Edition (1995), published by the Structural Engineers Association of Washington shall be used in determining snow load. Minimum Snow Load shall be 25 pounds per square feet.

(Ord. 14111 § 60, 2001; Ord. 12560 § 50, 1996).

16.04.050465 Type of work. Section 1701.5 of the Uniform Building Code is not adopted and the following is substituted:

Types of work (UBC 1701.5). Except as provided in Section 1701.1, the types of work listed below shall be inspected by a special inspector.

1. Concrete. During the taking of test specimens and placing of reinforced concrete. See Item 12 for shotcrete.

EXCEPTIONS: 1. Concrete for foundations conforming to minimum requirements of Table 18-I-C or for Group R, Division 3 or Group U, Division 1 Occupancies, provided the building official finds that a special hazard does not exist.

2. For foundation concrete, other than cast-in-place drilled piles or caissons, where the structural design is based on an f'_c no greater than 2,500 pounds per square inch (psi) (17.2 MPa).

3. Nonstructural slabs on grade, including prestressed slabs on grade when effective prestress in concrete is less than 150 psi (1.03 MPa).

4. Site work concrete fully supported on earth and concrete where no special hazard exists.

2. Bolts installed in concrete. Prior to and during the placement of concrete around bolts when stress increases permitted by Footnote 5 of Table 19-D or Section 1923 are utilized.

3. Special moment-resisting concrete frame. For moment frames resisting design seismic load in structures within Seismic Zones 3 and 4, the special inspector shall provide reports to the person responsible for the structural design and shall provide continuous inspection of the placement of the reinforcement and concrete.

4. Reinforcing steel and prestressing steel tendons.

4.1 During all stressing and grouting of tendons in prestressed concrete.

4.2 During placing of reinforcing steel and prestressing tendons for all concrete required to have special inspection by Item 1.

EXCEPTION: The special inspector need not be present continuously during placing of reinforcing steel and prestressing tendons, provided the special inspector has inspected for conformance to the approved plans prior to the closing of forms or the delivery of concrete to the jobsite.

5. Structural welding.

5.1 General. During the welding of any member or connection that is designed to resist loads and forces required by this code.

EXCEPTIONS: 1. Welding done in an approved fabricator's shop in accordance with Section 1701.7.

2. The special inspector need not be continuously present during welding of the following items, provided the materials, qualifications of welding procedures and welders are verified prior to the start of work; periodic inspections are made of work in progress; and a visual inspection of all welds is made prior to completion or prior to shipment of shop welding:

2.1 Single-pass fillet welds not exceeding 5/16 inch (7.9 mm) in size.

2.2 Floor and roof deck welding.

2.3 Welded studs when used for structural diaphragm or composite systems.

2.4 Welded sheet steel for cold-formed steel framing members such as studs and joists.

2.5 Welding of stairs and railing systems.

5.2 Special moment-resisting steel frames. During the welding of special moment-resisting steel frames. In addition to Item 5.1 requirements, nondestructive testing as required by Section 1703 of this code.

5.3 Welding of reinforcing steel. During the welding of reinforcing steel.

EXCEPTION: The special inspector need not be continuously present during the welding of ASTM A 706 reinforcing steel not larger than No. 5 bars used for embedments, provided the materials, qualifications of welding procedures and welders are verified prior to the start of work; periodic inspections are made of work in progress; and a visual inspection of all welds is made prior to completion or prior to shipment of shop welding.

6. High-strength bolting. The inspection of high-strength A 325 and A 490 bolts shall be in accordance with approved nationally recognized standards and the requirements of this section.

While the work is in progress, the special inspector shall determine that the requirements for bolts, nuts, washers and paint; bolted parts; and installation and tightening in such standards are met. Such inspections may be performed on a periodic basis in accordance with the requirements of section 1701.6. The special inspector shall observe the calibration procedures when such procedures are required by the plans or specifications and shall monitor the installation of bolts to determine that all plies of connected materials have been drawn together and that the selected procedure is properly used to tighten all bolts.

7. Structural masonry.

7.1 For masonry, other than fully grouted open-end hollow-unit masonry, during preparation and taking of any required prisms or test specimens, placing of all masonry units, placement of reinforcement, inspection of grout space, immediately prior to closing of cleanouts, and during all grouting operations.

EXCEPTION: For hollow-unit masonry where the f'_{cm} is no more than 1,500 psi (10.34 MPa) for concrete units or 2,600 psi (17.93 MPa) for clay units, special inspection may be performed as required for fully grouted open-end hollow-unit masonry specified in Item 7.2.

7.2 For fully grouted open-end hollow-unit masonry during preparation and taking of any required prisms or test specimens, at the start of laying units, after the placement of reinforcing steel, grout space prior to each grouting operation, and during all grouting operations.

EXCEPTION: Special inspection as required in Items 7.1 and 7.2 need not be provided when design stresses have been adjusted as specified in Chapter 21 to permit non-continuous inspection.

8. Reinforced gypsum concrete. When cast-in-place Class B gypsum concrete is being mixed and placed.

9. Insulating concrete fill. During the application of insulating concrete fill when used as part of a structural system.

EXCEPTION: The special inspections may be limited to an initial inspection to check the deck surface and placement of reinforcing. The special inspector shall supervise the preparation of compression test specimens during this initial inspection.

10. Spray-applied fire-resistive materials. As required by UBC Standard 7-6.

11. Piling, drilled piers and caissons. During driving and testing of piles and construction of cast-in-place drilled piles or caissons. See Items 1 and 4 for concrete and reinforcing steel inspection.

12. Shotcrete. During the taking of test specimens and placing of all shotcrete and as required by Sections 1924.10 and 1924.11.

EXCEPTION: Shotcrete work fully supported on earth, minor repairs and when, in the opinion of the building official, no special hazard exists.

13. Special grading, excavation and filling. During earth-work excavations, grading and filling operations inspection to satisfy requirements of Chapter 18 and Appendix Chapter 33.

14. Smoke-control system.

14.1 During erection of ductwork and prior to concealment for the purposes of leakage testing and recording of device location.

14.2 Prior to occupancy and after sufficient completion for the purposes of pressure difference testing, flow measurements, and detection and control verification.

15. Special cases. Work that, in the opinion of the building official, involves unusual hazards or conditions.

16. Exterior Insulation and Finishing Systems (E.I.F.S.). During the installation of E.I.F.S. materials and components.

EXCEPTIONS: 1. The special inspector need not be continuously present during the installation of E.I.F.S. materials provided the materials and procedures are verified prior to the start of work and periodic inspections are made of work in progress.

2. When a building has no more than 1000 square feet of E.I.F.S. or no more than twenty (20) per cent of the exterior wall covered with E.I.F.S. the special inspector need not be present during the installation of E.I.F.S. materials provided the materials and procedures are verified prior to the start of work.

(Ord. 14111 § 61, 2001).

16.04.05047 Foundation construction - Seismic Zones 3 and 4 - Optional foundation table (UBC 1809.6). For Group R, Division 3 and Group U, Division 1 occupancies only, Table 18-I-E provides a prescriptive concrete foundation wall reinforcement method as an alternative to requiring a special design for every application.

(Ord. 14111 § 62, 2001; Ord. 12560 § 51, 1996).

16.04.05048 Foundation construction - Seismic Zones 3 and 4 - Table 18-I-E. Table No. 18-I-E, Foundation wall reinforcement requirements for Group R, Division 3 and Group U, Division 1 occupancies only (also reference minimum foundation requirements in Table No. 18-I-D).

Material Type	Wall Height ^{2,6}	Minimum. Wall Thickness	Sill Plate Anchorage ^{4,5}	Required Reinforcing ³	
				Vertical	Horizontal
Hollow unit masonry support at top by floor system & at bottom of slab	4 feet or less	8 inches	½" x 10" A.B. at 6 feet o.c.	#4 at 4 feet o.c.	#4 bond beam at top, 2-#4 at footing
	over 4 feet	Not allowed unless special design is submitted and approved.			
Concrete under wood cripple wall & supported at bottom by slab ⁷	3 feet or less	6 inches	½" x 10" A.B. at 6 feet o.c.	#4 at 18 inches o.c.	#4 at top and 2-#4 at footing
	4 feet or less	8 inches		#4 at 16 inches o.c.	
	Over 4 feet	Not allowed unless special design is submitted and approved.			
Concrete supported at top by floor system & at bottom by slab	4 feet or less	6 inches	½" x 10" A.B. at 6 feet o.c.	#4 at 18" o.c.	#4 at top and 2-#4 at footing
	5 feet or less	8 inches	½" x 10" AB at 6 feet o.c.	#4 at 16 inches o.c.	#4 at top and 2-#4 at footing
	9 feet or less	8 inches	½" x 10" AB at 2 feet o.c.	#4 at 16 inches o.c.	#4 at 16 inches o.c. and 2-#4 at footing
	Over 9 feet	Not allowed unless special design is submitted and approved.			

¹ Where there is no slab at bottom of wall as in a crawl space, maximum unbalanced backfill shall be 30" unless an alternate design is approved.

² The floor diaphragm shall be completed before backfilling or the foundation wall sufficiently braced to prevent damage by the backfill.

³ This table is not intended to prevent temperature and shrinkage cracks. Reinforcing steel shall be placed within the inside one third of the wall and not closer than ¾" clear from the inside face of the wall. In concrete cast against earth, reinforcing shall be placed a minimum of 3 inches from the soil.

⁴ Solid block first two joist spaces adjacent to anchor bolts where floor joists are parallel to the wall.

⁵ There shall be a minimum of two (2) anchor bolts per foundation sill plate with one bolt located within twelve (12) inches of each end of each foundation sill plate. Foundation plates and sills shall be the kind of wood specified in Section 2306.4.

⁶ Wall height is measured as the vertical distance from the top of the footing to the top of the concrete wall.

⁷ If the slab is eliminated, a special design is required regardless of the backfill height. See Footnote #1 above.

⁸ Reinforcement lap splice: Vertical - 24 inches. Horizontal - 18 inches.

NOTE: Foundation walls should not be subjected to more than 30 pfc equivalent fluid pressure (well-drained soil) nor a surcharge.

(Ord. 14111 § 63, 2001: Ord. 12560 § 52, 1996).

(King County 6-2001)

Blank

16.04.05049 Conventional light-frame construction provisions - Alternate braced wall panels. Section 2320.11.4 of the Uniform Building Code is not adopted and the following is substituted:

Alternate braced wall panels (UBC 2326.11.4). Any braced wall panel required by subsection 2326.11.3 may be replaced by an alternate braced wall panel constructed in accordance with the following:

1. In one-story buildings, each panel shall have a length of not less than 2 feet 8 inches (203.2 m) and a height of not more than 10 feet (3.048 m). Each panel shall be sheathed on one face with 3/8-inch-minimum-thickness (.095 m) plywood sheathing nailed with 8d common or galvanized box nails in accordance with Table 23-II-B-1 and blocked at all plywood edges. Two anchor bolts installed in accordance with Section 1806.6, shall be provided in each panel. Anchor bolts shall be placed at panel quarter points. Each panel end stud shall have a tie-down device fastened to the foundation, capable of providing an approved uplift capacity of not less than 1,800 pounds (816.5 kg). The tie-down device shall be installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation or on floor framing supported directly on a foundation which is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom.

2. In the first story of two-story buildings, each braced wall panel shall be in accordance with Section 2320.11.4, Item 1, except that the plywood sheathing shall be provided on both faces, three anchor bolts shall be placed at one-fifth points, and tie-down device uplift capacity shall not be less than 3,000 pounds (1360.8 kg).

3. In R-3 and U Occupancies buildings supporting only a roof, each panel shall have a length of not less than 1 foot 4 inches and a panel height of not more than eight feet. Each panel shall be sheathed on one face with 3/8 inch minimum thickness wood structural sheathing nailed with 2 rows 8d common or box nails at 3" on center at panel edges. Each panel edge shall be framed with a minimum of 2 (2" x 6") studs. A header shall run continuously across the panel and be nailed with 8d common or box nails at 3" on center each way. Two anchor bolts installed in accordance with section 1806.6 shall be provided in each panel. Each panel end stud shall have a tie down device capable of providing an approved uplift capacity of not less than 3,200 pounds. The tie-down device shall be installed in accordance with the manufacturer's recommendations. The tie-down device shall maintain a continuous load path to the foundation.

(Ord. 14111 § 64, 2001: Ord. 12560 § 53, 1996).

16.04.05050 Plumbing systems - Number of fixtures - General. Section 2902.1 of the Uniform Building Code is not adopted and the following is substituted:

General (UBC 2902.1). The number of plumbing fixtures within a building shall not be less than set forth in Section 2902. Fixtures located within unisex toilet and bathing rooms shall be included in determining the number of fixtures provided in an occupancy. The director of public health is authorized to enforce this section.

(Ord. 14111 § 65, 2001: Ord. 12560 § 54, 1996).

16.04.05051 Existing structures - Moved buildings - Moved buildings. Section 3404 of the Uniform Building Code is not adopted and the following substituted:

Moved buildings and temporary buildings UBC 3404).

1. Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code, the Uniform Mechanical Code (chapter 51-42 WAC), the Uniform Fire Code and Standards (chapters 51-44 and 51-45 WAC), the Uniform Plumbing Code and Standards (chapters 51-46 and 51-47 WAC), the Washington State Energy Code (chapter 51-11 WAC) and the Washington State Ventilation and Indoor Air Quality Code (chapter 51-13 WAC) for new buildings or structures.

EXCEPTION: Group R, Division 3 buildings or structures are not required to comply if:

1. The original occupancy classification is not changed, and
2. The original building is not substantially remodeled or rehabilitated. For the purposes of this section a building shall be considered to be substantially remodeled when the costs of remodeling exceed 60 percent of the value of the building exclusive of the costs relating to preparation, construction, demolition or renovation of foundations.

No person shall move within or into the unincorporated areas of King County, or cause to be moved, any building or structure without first obtaining, in addition to the building permit, a relocation investigation permit from the building official. The purpose of this relocation investigation permit is to determine prior to relocation the deficiencies in the building. Before a structure is relocated to a proposed site, a building permit shall be obtained.

2. The building official shall not approve for moving nor issue a building permit for a building or structure which constitutes a public nuisance or endangers the public health, safety, or general welfare, and in his opinion it is physically impractical to restore such building or structure to make it comply with this code.

3. A fee shall be charged for relocation investigations and site inspection services. A building permit fee shall also be charged for all structures which are approved for relocation. Fees for permits and services provided under this section shall be paid to the department of development and environmental services as set forth in K.C.C. Title 27, Building and Construction Fees. As a condition of securing the building permit, the owner of the building or structure shall deposit cash or its equivalent with the building official, or in an approved irrevocable escrow, in an amount up to \$5000.00.

4. Relocation investigation fees do not apply to structures having acceptable current inspections, such as factory built units.

4.1 If the building official denies a building permit for the relocation of a structure, the applicant may request, within 10 days of the date of mailing or other issuance of the denial notice, that the building permit application be reviewed by the Building Code Appeals Board. The Board shall review the application and make a recommendation to the building official, who may reconsider the denial in light of the Board's recommendation.

(Ord. 14111 § 66, 2001: Ord. 12560 § 55, 1996).

16.04.05052 Appendix Chapter 4, Division I - General. Section 419 of Appendix Chapter 4, Division I, of the Uniform Building Code is not adopted and the following is substituted:

Scope (UBC 419). The provisions of this section apply to the design and construction of barriers for swimming pools located on the premises of detached one-family dwelling units only. For other pools, protection shall comply with the requirements of K.C.C. chapter 16.78.

The director of the department of public health shall enforce regulations for pools meeting the definition of a "general use pool" or "limited use pool" as defined in chapter 246-260 WAC, and "recreational water contact facility" or "RWCF" as defined in chapter 246-262, and chapter 248-98 WAC which contains the design and construction of barriers for swimming pools, spas, wading pools, spray pools, and other water recreation facilities located in other occupancies.

(Ord. 14111 § 67, 2001: Ord. 12560 § 56, 1996).

16.04.05053 Appendix Chapter 4, Division I - Outdoor swimming pool. Section 421.1 of Appendix Chapter 4, Division I, of the Uniform Building Code is not adopted and the following is substituted:

Outdoor swimming pool (UBC 421.1). An outdoor swimming pool shall be provided with a barrier that shall be installed, inspected and approved prior to plastering or filling with water. The barrier shall comply with the following:

1. The top of the barrier shall be at least 60 inches (1.524 m) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (.051 m) measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to 4 inches (.102 m) when grade is a solid surface such as a concrete deck, or when the barrier is mounted on the top of the aboveground pool structure. When barriers have horizontal members spaced less than 45 inches (1.143 m) apart, the horizontal members shall be placed on the pool side of the barrier. Any decorative design work on the side away from the swimming pool, such as protrusions, indentations or cutouts, which render the barrier easily climbable, is prohibited.

2. Openings in the barrier shall not allow passage of a 1 3/4-inch-diameter (.044 m) sphere.

EXCEPTIONS: 1. When vertical spacing between such openings is 45 inches (1.143 m) or more, the opening size may be increased such that the passage of a 4-inch-diameter (.102 m) sphere is not allowed.

2. For fencing composed of vertical and horizontal members, the spacing between vertical members may be increased up to 4 inches (.102 m) when the distance between the tops of horizontal members is 45 inches (1.143 m) or more.

3. Chain link fences used as the barrier shall not be less than 11 gage.

4. Access gates shall comply with the requirements of Items 1 through 3. Pedestrian access gates shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1.372 m) from the bottom of the gate, (1) the release mechanism shall be located on the pool side of the barrier at least 3 inches (.076 m) below the top of the gate, and (2) the gate and barrier shall have no opening greater than 1/2 inch (.013 m) within 18 inches (.457 m) of the release mechanism. Pedestrian gates shall swing away from the pool. Any gates other than pedestrian gates shall be equipped with lockable hardware or padlocks and shall remain locked at all times when not in use.

5. Where a wall of a building serves as part of the barrier and contains door openings between the building and the outdoor swimming pool, which provide direct access to the pool, a separation fence meeting the requirements of Items 1,2,3 and 4 of Section 421.1 shall be provided.

EXCEPTIONS: When approved by the building official, one of the following may be used:

1. Self-closing and self-latching devices installed on all doors with direct access to the pool with the release mechanism located a minimum of 54 inches (1.372 m) above the floor.

2. An alarm installed on all doors with direct access to the pool. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door and its screen, if present, are opened, and be capable of providing a sound pressure level of not less than 85 dBA when measured indoors at 10 feet (3.048 m). The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last no longer than 15 seconds. The deactivation switch shall be located at least 54 inches (1.372 m) above the threshold of the door.

3. Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the devices described above.

6. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then (1) the ladder or steps shall be capable of being secured, locked or removed to prevent access or (2) the ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 5. When the ladder or steps are secured, locked or removed, any opening created shall be protected by a barrier complying with Items 1 through 5.

EXCEPTIONS: When approved by the building official, one of the following may be used:

1. The pool may be equipped with a power or manual safety cover which complies with standards set forth in American Society for Testing and Materials (ASTM) F1346-1991; or
2. Other means of protection may be acceptable so long as the degree of protection afforded is not less than that afforded by any of the means described in this section.

(Ord. 14111 § 68, 2001: Ord. 12560 § 57, 1996).

16.04.050535 Uniform Building Code Standards - Standard 9-1 - Installation of Sprinkler Systems. Standard 9-1 of the Uniform Building Code Standards is not adopted and the following is substituted:

UNIFORM BUILDING CODE STANDARD 9-1 INSTALLATION OF SPRINKLER SYSTEMS

This standard, with certain exceptions, is based on the National Fire Protection Association Standard for the Installation of Sprinkler Systems, NFPA 13-1999.

(Ord. 14111 § 69, 2001).

16.04.050536 Uniform Building Code Standards – Standard 9-2 – Standpipe Systems. Standard 9-2 of the Uniform Building Code Standards is not adopted and the following is substituted:

UNIFORM BUILDING CODE STANDARD 9-2 STANDPIPE SYSTEMS.

This standard, with certain exceptions, is based on the National Fire Protection Association Standard for the Installation of Standpipe and Hose Systems, NFPA 14-1996.

(Ord. 14111 § 70, 2001).

16.04.050537 Uniform Building Code – Standard 9-3 – Adoption of NFPA Standard. Standard 9-3 of the Uniform Building Code Standards is not adopted and the following is substituted:

UNIFORM BUILDING CODE STANDARD 9-3 INSTALLATION OF SPRINKLER SYSTEMS IN GROUP R OCCUPANCIES FOUR STORIES OR LESS

This standard, with certain exceptions, is based on the National Fire Protection Association Standard for the Installation of Standpipe and Hose Systems, NFPA 13R-1999

(Ord. 14111 § 71, 2001).

16.04.05062 Appendix Chapter 12 Division II, Sound Transmission Control - Section 1208 not adopted. Section 1208 of Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code is not adopted. (Ord. 14111 § 82, 2001: Ord. 12560 § 66 (part), 1996).

16.04.05063 Appendix Chapter 12 Division II, Sound Transmission Control - Section 1209 not adopted. Section 1209 of Appendix Chapter 12, Division II, Sound Transmission Control, of the Uniform Building Code is not adopted. (Ord. 14111 § 83, 2001: Ord. 12560 § 66 (part), 1996).

16.04.05064 Appendix Chapter 12 Division II, Sound Transmission Control - Sea-Tac sound reduction standards - Purpose (UBC 1210). The purpose of these sections is to safeguard life, health, property and public welfare by establishing minimum requirements regulating the design, construction, and/or setting on site of buildings for human occupancy in the vicinity of Sea-Tac International Airport as identified on the maps referenced in the April 24, 1985 Federal Register, Volume 50, No. 79. These sections are not intended to abridge any safety or health requirements required under any other applicable codes or ordinances.

(Ord. 14111 § 84, 2001: Ord. 12560 § 67, 1996).

16.04.05065 Appendix Chapter 12 Division II, Sound Transmission Control - Scope (UBC 1211). The provisions of this chapter shall apply to all buildings or structures constructed or placed in use for human occupancy on sites within the vicinity of Seattle-Tacoma International Airport which have been included within or enclosed by the Port of Seattle Noise Remedy Program boundaries;

1. Structures relocated shall comply with all requirements of this chapter and,
2. Mobile homes located in mobile home parks shall be exempt from these requirements.

This chapter is intended to supplement the provisions of the Uniform Mechanical Code, the adopted Energy Code, and the remainder of the Uniform Building Code. In the case of conflict between the chapter and any other applicable codes the more restrictive requirements shall be met.

(Ord. 14111 § 85, 2001: Ord. 12560 § 68, 1996).

16.04.05066 Appendix Chapter 12 Division II, Sound Transmission Control - Application to existing buildings (UBC 1212). Additions may be made to existing buildings or structures without making the entire building structure comply with all the requirements of this chapter for new construction. Additions shall be made to comply in the areas being added to the extent that it is deemed practical and effective by the director of the department of development and environmental services in meeting the intent of this chapter.

Any change of use in the occupancy or use of a building previously unapproved for human occupancy to human occupancy use or one previously unused for sleeping purposes to sleeping use shall not be permitted unless the building, structure or portion of the building complies with this chapter.

(Ord. 14111 § 86, 2001: Ord. 12560 § 69, 1996).

16.04.05067 Appendix Chapter 12 Division II, Sound Transmission Control - Details (UBC 1213). The plans and specifications shall show in sufficient detail all pertinent data and features of the building, equipment and systems, as herein governed, including, but not limited to: exterior envelope component materials; STC rating of applicable component assemblies; R-values of applicable insulation materials; size and type of apparatus and equipment; equipment and system controls and other pertinent data to indicate conformance with the requirements herein.
(Ord. 14111 § 87, 2001: Ord. 12560 § 70, 1996).

16.04.05068 Appendix Chapter 12 Division II, Sound Transmission Control - Fees (UBC 1214). The director, department of development and environmental services, is authorized to collect fees for administration, plan checking and inspection. This fee shall be known as the Sea-Tac Noise Fee. The fee shall be calculated as the sum of the fees for special plan review and supplemental inspection.
(Ord. 14111 § 88, 2001: Ord. 12560 § 71, 1996).

16.04.05069 Appendix Chapter 12 Division II, Sound Transmission Control - Definitions (UBC 1215).

NOISE REDUCTION COEFFICIENT (NRC) is the arithmetic average of the sound absorption coefficients of a material at 250, 500, 1000, and 2000 Hz.

SOUND TRANSMISSION CLASS (STC) is single-number rating for describing sound transmission loss of a wall, roof, floor, window, door, partition or other individual building components or assemblies.
(Ord. 14111 § 89, 2001: Ord. 12560 § 72, 1996).

16.04.05070 Appendix Chapter 12 Division II, Sound Transmission Control - Design requirements (UBC 1216). The criteria of these sections establish the minimum requirements for acoustic design of the exterior envelope of buildings and for HVAC systems and its parts. These requirements shall apply to all buildings for human occupancy within the Sea-Tac Noise Program Areas.
(Ord. 14111 § 90, 2001: Ord. 12560 § 73, 1996).

16.04.05071 Appendix Chapter 12 Division II, Sound Transmission Control - Sea-Tac noise program area (UBC 1217). Noise determined construction requirements detailed in this chapter shall be applied to new construction and additions of all structures, except for not normally inhabited portions of warehouses, storage buildings and similar structures as determined by the director, within the designated program areas of the Port of Seattle's Noise Remedy Program. The applicable program areas are the Neighborhood Reinforcement Area and the Cost Share Insulation Area. Specific Construction requirements for these two areas are:

- (a) Neighborhood Reinforcement Area:
 - 1) Bedrooms must comply with Section 1234 which is designed to achieve a noise reduction of 35 db.
 - 2) All other living and working areas must comply with Section 1226 which is designed to achieve a noise reduction level of 30 dB.
- (b) Cost-Share Insulations Area:
 - 1) Bedrooms must comply with Section 1226 which is designed to achieve a noise reduction of 30 dB.
 - 2) All other living and working areas must comply with Section 1219 which is designed to achieve a noise reduction level of 25 dB.

(Ord. 14111 § 91, 2001: Ord. 12560 § 74, 1996).

16.04.05072 Appendix Chapter 12 Division II, Sound Transmission Control - Air leakage for all buildings (UBC 1218). (a) The requirements of this section shall apply to the design of the exterior envelope of all buildings in the Sea-Tac Noise Program Area designed for human occupancy. The requirements of this section are not applicable to the separation of interior spaces from each other.

(b) The following limitations shall be sealed, caulked, gasketed, or weather-stripped to limit or eliminate air leakage:

- 1) Exterior joints around window and door frames between the window or door frame and the framing.
- 2) Openings between walls and foundations.
- 3) Between the wall sole plate and the rough flooring.
- 4) Opening at penetrations of utility services through walls, floor, and roofs.
- 5) Between wall panels at corners.
- 6) All other openings in the building envelope.

(c) Through the wall, floor, or roof/ceiling penetrations not specifically addressed in these sections shall be designed to limit sound transmission and shall have the same average laboratory sound transmission classification as required for doors.

(Ord. 14111 § 92, 2001: Ord. 12560 § 75, 1996).

16.04.05073 Appendix Chapter 12 Division II, Sound Transmission Control - Building requirements for a noise level reduction of 25dB compliance (UBC 1219). Compliance with Section 1220 through Section 1225 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 25 decibels.

(Ord. 14111 § 93, 2001: Ord. 12560 § 76, 1996).

16.04.05074 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior walls (UBC 1220). (a) Exterior walls, other than as described in this section, shall have a laboratory sound transmission class rating of at least STC-30; or

(b) Masonry walls having a weight of at least 25 pounds per square feet do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered.

(c) Stud walls shall be at least 4 inches in nominal depth and shall be finished on the outside with solid sheathing under an approved exterior wall finish.

1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 1/2 inch thick, installed on the studs.

2. Continuous composition board, plywood or gypsum board sheathing at least 1/2 inch thick shall cover the exterior side of the wall studs.

3. Sheathing panels shall be covered on the exterior with overlapping building paper.

4. Insulation material at least R-11 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulations shall be glass fiber or mineral wool.

(Ord. 14111 § 94, 2001: Ord. 12560 § 77, 1996).

16.04.05075 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior windows (UBC 1221). (a) Windows other than as described in this section shall have a laboratory sound transmission class rating at least STC-28; or

(b) Glass shall be at least 3/16" thick.

(c) All windows that open shall be weather-stripped and airtight when closed so as to conform to an air infiltration test not to exceed 0.5 cubic feet per minute per foot of crack length in accordance with ASTM E-283-65-T.

(d) Glass shall be sealed in an airtight manner with a nonhardening sealant or a soft elastomer gasket or gasket tape.

(e) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

(Ord. 14111 § 95, 2001: Ord. 12560 § 78, 1996).

16.04.05076

(King County 6-2001)
BUILDING AND CONSTRUCTION STANDARDS

16.04.05076 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior doors (UBC 1222). (a) Doors other than as described in this section shall have a laboratory sound transmission class rating of at least STC-26; or

(b) All exterior side-hinged doors shall be solid-core wood or insulated hollow metal at least 1-3/4" thick and shall be fully weather-stripped.

(c) Exterior sliding doors shall be weather-stripped with an efficient airtight gasket system with performance as specified in Section 1221(c). The glass in the sliding doors shall be at least 3/16" thick.

(d) Glass in doors, over two square feet in area, shall be sealed in an airtight nonhardening sealant or in a soft elastomer gasket or glazing tape.

(e) The perimeter of door frames shall be sealed airtight to the exterior wall construction as described in Section 1221(e).

(Ord. 14111 § 96, 2001: Ord. 12560 § 79, 1996).

16.04.05077 Appendix Chapter 12 Division II, Sound Transmission Control - Roofs (UBC 1223). (a) Combined roof and ceiling construction other than as described in this section and Section 1224 shall have a laboratory sound transmission class rating of at least STC-39; or

(b) With an attic or rafter space at least 6" deep, and with a ceiling below, the roof shall consist of 1/2" composition board, plywood or gypsum board sheathing topped by roofing as required.

(c) Open beam roof construction shall follow the energy insulation standard method for batt insulation.

(d) Skylights shall conform to the window standard of Section 1221.

(Ord. 14111 § 97, 2001: Ord. 12560 § 80, 1996).

16.04.05078 Appendix Chapter 12 Division II, Sound Transmission Control - Ceilings (UBC 1224). (a) Gypsum board for plaster ceilings at least 1/2 inch thick shall be provided where required by Section 1223(b), above. Ceilings shall be substantially airtight with a minimum of penetrations.

(b) Glass fiber or mineral wool insulation at least R-19 shall be provided above the ceiling between joists.

(Ord. 14111 § 98, 2001: Ord. 12560 § 81, 1996).

16.04.05079 Appendix Chapter 12 Division II, Sound Transmission Control - Ventilation (UBC 1225). (a) Ventilation systems shall be installed that will provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other openings to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1 inch thick coated glass fiber, and shall be at least 5 feet long with a 90 degree bend.

(b) Gravity vent openings in attics shall be as close to minimum code in number and size as practical.

(c) Bathroom, laundry and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least a 5-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 5 feet in length shall be fully lined and shall also meet the provisions of Section 1218(c). Each duct shall be provided with a bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room-opening cross-section. Duct lining shall be coated glass fiber duct line at least 1 inch thick. In areas (i.e. shower rooms) which produce moisture, duct lining shall be made of non-absorbent material. Commercial kitchen exhaust systems and product conveying duct systems (Chapter 5 U.M.C.) shall be exempt.

(d) Fireplaces shall be provided with well fitted dampers.

(Ord. 14111 § 99, 2001: Ord. 12560 § 82, 1996).

16.04.05080 Appendix Chapter 12 Division II, Sound Transmission Control - Building requirements for a noise level reduction of 30 dB compliance (UBC 1226). Compliance with Section 1227 through Section 1233 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 30 decibels.

(Ord. 14111 § 100, 2001: Ord. 12560 § 83, 1996).

16.04.05081 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior walls (UBC 1227). (a) Exterior walls, other than as described in this section, shall have a laboratory sound transmission class rating of at least STC-35; or

(b) Masonry walls having a weight of at least 40 pounds per square foot do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered.

(c) Stud walls shall be at least 4" in nominal depth and shall be finished on the outside with solid sheathing under an approved exterior wall finish.

1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 1/2 inch thick, installed on the studs. The gypsum board or plaster may be fastened rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is siding, the interior gypsum board or plaster must be fastened resiliently to the studs.

2. Continuous composition board, plywood, or gypsum board sheathing at least 3/4" thick shall cover the exterior side of the wall studs.

3. Sheathing panels shall be covered on the exterior with overlapping building paper.

4. Insulation material at least R-11 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

(Ord. 14111 § 101, 2001; Ord. 12560 § 84, 1996).

16.04.05082 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior windows (UBC 1228). (a) Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-33; or

(b) Windows shall be double glazed with panes at least 1/8" thick. Panes of glass shall be separated by a minimum 1/2" airspace.

(c) Double-glazed windows shall employ fixed sash or efficiently weather-stripped, operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM E-283-65-T.T.

(d) Glass shall be sealed in an airtight manner with a nonhardening sealant or a soft elastomer gasket or gasket tape.

(e) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-0027, TT-S-00230 or TT-S-00153.

(Ord. 14111 § 102, 2001; Ord. 12560 § 85, 1996).

16.04.05083 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior doors (UBC 1229). (a) Doors other than as described in this section shall have a laboratory sound transmission class rating of at least STC-33; or

(b) Double door construction is required for all door openings to the exterior. Openings fitted with side-hinged doors shall have one solid core of wood or be an insulated hollow metal door at least 1-3/4" thick separated by an airspace of at least 3" from another door, which can be a storm door. Both doors shall be tightly fitted and weather-stripped.

(c) The glass of double glazed sliding doors shall be separated by a minimum 1/2" airspace. Each sliding frame shall be provided with an efficiently airtight weather-stripping material as specified in Section 1228(c).

(d) Glass (over two square feet in area) of all doors shall be at least 3/16" thick. Glass of double sliding doors shall not be equal in thickness.

(e) The perimeter of door frames shall be sealed airtight to the exterior wall construction (framing) as indicated in Section 1228 (e).

(f) Glass in doors shall be sealed in an airtight nonhardening sealant or in a soft elastomer gasket or glazing tape.

(Ord. 14111 § 102, 2001: Ord. 12560 § 86, 1996).

(King County 6-2001)

BUILDING CODES - GENERAL PROVISIONS

16.04.05084 - 16.04.05088

16.04.05084 Appendix Chapter 12 Division II, Sound Transmission Control - Roofs (UBC 1230). (a) Combined roof and ceiling construction other than described in this section and Section 1231 shall have a laboratory sound transmission class rating of at least STC-44; or

(b) With an attic or rafter space at least 6" deep, and with a ceiling below, the roof shall consist of 3/4" composition board, plywood or gypsum board sheathing topped by roofing as required.

(c) Open beam roof construction shall follow the energy insulation standard method for batt insulation, except use 1" plywood decking with shakes or other suitable roofing material.

(d) Window or dome skylights shall have a laboratory sound transmission class rating of at least STC-33.

(Ord. 14111 § 104, 2001: Ord. 12560 § 87, 1996).

16.04.05085 Appendix Chapter 12 Division II, Sound Transmission Control - Ceilings (UBC 1231). (a) Gypsum board or plaster ceilings at least 5/8" thick shall be provided where required by Section 1230(b) above. Ceilings shall be substantially airtight with a minimum of penetrations.

(b) Glass fiber or mineral wool insulation of least R-19 shall be provided above the ceiling between joists.

(Ord. 14111 § 105, 2001: Ord. 12560 § 88, 1996).

16.04.05086 Appendix Chapter 12 Division II, Sound Transmission Control - Floors (UBC 1232). The floor of the lowest occupied rooms shall be slab on fill, below grade, or over a fully enclosed basement or crawl space. All door and window openings in the fully enclosed basement shall be tightly fitted.

(Ord. 14111 § 106, 2001: Ord. 12560 § 89, 1996).

16.04.05087 Appendix Chapter 12 Division II, Sound Transmission Control - Ventilation (UBC 1233). (a) A ventilation system shall be installed that would provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other openings to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 5 feet long with one 90 degree bend.

(b) Gravity vent openings in attic shall be as close to minimum code in number and size, as practical. The openings shall be fitted with transfer ducts at least 3 feet in length containing internal 1" thick coated fiberglass sound-absorbing duct lining. Each duct shall have a lined 90 degree bend in the duct such that there is no direct line-of-sight from the exterior through the duct into the attic.

(c) Bathroom, laundry, and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least 10-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 10 feet in length shall be fully lined and shall also be the provisions of Section 1218(c). Each duct shall be provided with a lined 90 degree bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room opening cross-section. Duct lining shall be coated glass fiber duct liner at least 1" thick. In areas (i.e. shower rooms) which produce moisture, duct lining shall be made of non-absorbent material. Commercial kitchen exhaust systems and product conveying duct systems (Chapter 5 U.M.C.) shall be exempt.

(d) Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a self-closing baffle plate across the exterior termination which allows proper ventilation. The duct shall be provided with a 90 degree bend.

(Ord. 14111 § 107, 2001: Ord. 12560 § 90, 1996).

16.04.05088 Appendix Chapter 12 Division II, Sound Transmission Control - Building requirements for a noise level reduction of 35 dB compliance (UBC 1234). Compliance with

Section 1235 through Section 1241 shall be deemed to meet requirements for a minimum noise level reduction (NLR) of 35 decibels.
(Ord. 14111 § 108, 2001: Ord. 12560 § 91, 1996).

16.04.05089 - 16.04.05091

(King County 6-2001)
BUILDING AND CONSTRUCTION STANDARDS

16.04.05089 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior walls

(UBC 1235). (a) Exterior walls, other than s described in this section shall have a laboratory sound transmission class rating of at least STC-40; or

(b) Masonry walls having a weight of at least 75 pounds per square feet do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered.

(c) Stud walls shall be at least 4" in nominal depth and shall be finished on the outside with solid sheathing under an approved exterior wall finish.

1. Interior surface of the exterior walls shall be of gypsum board or plaster at least 5/8" thick installed on the studs. The gypsum board or plaster may be fastened rigidly to the studs if the exterior is brick veneer or stucco. If the exterior is stucco or siding, the interior gypsum board or plaster must be fastened resiliently to the studs or double thickness must be used.

2. Continuous composition board, plywood, or gypsum board sheathing at least 1" thick shall cover the exterior side of the wall studs.

3. Sheathing panels shall be butted tightly and covered on the exterior with overlapping building paper.

4. Insulation material at least R-19 shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

(Ord. 14111 § 109, 2001: Ord. 12560 § 92, 1996).

16.04.05090 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior windows (UBC 1236). (a) Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-38; or

(b) Windows shall be double glazed with panes at least 3/16" thick. Panes of glass shall be separated by a minimum 1/2" airspace and shall not be equal in thickness.

(c) Double-glazed windows shall employ fixed sash or efficiently weather-stripped, operable sash. The sash shall be rigid and weather-stripped with material that is compressed airtight when the window is closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM-E-283-65-T.

(d) Glass shall be sealed in an airtight manner with a nonhardening sealant of soft elastomer gasket or gasket tape.

(e) The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal specifications: TT-S-00227, TT-S-00230 or TT-S-00153.

(Ord. 14111 § 110, 2001: Ord. 12560 § 93, 1996).

16.04.05091 Appendix Chapter 12 Division II, Sound Transmission Control - Exterior doors (UBC 1237). (a) Doors other than as described in this section shall have a laboratory sound transmission class rating of a least STC 33; or

(b) Double door construction is required for all door openings to the exterior. The doors shall be side-hinged and shall be solid core wood or insulated hollow metal door at least 1-3/4" thick, separated by a vestibule or enclosed porch at least 3 feet in length. Both doors shall be tightly fitted and weather-stripped.

(c) The glass or double glazed sliding doors shall be separated by a minimum 1/2" airspace. Each sliding door frame shall be provided with an efficiently airtight weather-stripping material specified in Section 1236(c).

(d) Glass of all doors shall be at least 3/16" thick. Glass of double sliding doors shall not be equal in thickness.

(e) The perimeter of door frames shall be sealed airtight to the exterior wall construction (framing) as indicated in Section 1236(e).

(f) Glass in doors shall be sealed in an airtight nonhardening sealant or in a soft elastomer gasket of glazing tape.

(Ord. 14111 § 111, 2001: Ord. 12560 § 94, 1996).

(King County 6-2001)

BUILDING CODES - GENERAL PROVISIONS

16.04.05092 - 16.04.05096

16.04.05092 Appendix Chapter 12 Division II, Sound Transmission Control - Roofs (UBC 1238). (a) Combined roof and ceiling construction other than as described in this section and Section 1239 shall have a laboratory sound transmission class rating of at least STC-49; or

(b) With an attic or rafter space at least 6" deep, and with a ceiling below, the roof shall consist of 1" composition board, plywood or gypsum board sheathing topped by roofing as required.

(c) Open beam roof construction shall follow the energy insulation standard method for batt insulation, except use 1" plywood decking with concrete or clay tiles as roofing material.

(Ord. 14111 § 112, 2001: Ord. 12560 § 95, 1996).

16.04.05093 Appendix Chapter 12 Division II, Sound Transmission Control - Ceiling (UBC 1239). (a) Gypsum board or plaster ceiling at least 5/8" shall be provided where required by Section 1238, above. Ceiling shall be substantially airtight with a minimum of penetrations. The ceiling panels shall be mounted on resilient clips or channels.

(b) Glass fiber or mineral wool insulation at least R-30 shall be provided above the ceiling between joists.

(Ord. 14111 § 113, 2001: Ord. 12560 § 96, 1996).

16.04.05094 Appendix Chapter 12 Division II, Sound Transmission Control - Floors (UBC 1240). The floor of the lowest occupied rooms shall be slab on fill or below grade.

(Ord. 14111 § 114, 2001: Ord. 12560 § 97, 1996).

16.04.05095 Appendix Chapter 12 Division II, Sound Transmission Control - Ventilation (UBC 1241). (a) A ventilation system shall be installed that will provide the minimum air circulation and fresh air supply requirements for various uses in occupied rooms without the need to open any windows, doors or other opening to the exterior. The inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20 gauge steel, which shall be lined with 1" thick coated glass fiber, and shall be at least 10 feet long with one 90 degree bend.

(b) Gravity vent openings in attics shall be as close to minimum code in number and size, as practical. The openings shall be fitted with transfer ducts at least 6 feet in length containing internal 1" thick coated fiberglass sound-absorbing duct lining. Each duct shall have a lined 90 degree bend in the duct that there is no direct line-of-sight from the exterior through the duct into the attic.

(c) Bathroom, laundry, and similar exhaust ducts connecting the interior space to the outdoors, shall contain at least a 10-foot length of internal sound-absorbing duct lining. Exhaust ducts less than 10 feet in length shall be fully lined and shall also meet the provisions of Section 1218(c). Each duct shall be provided with a lined 90 degree bend in the duct such that there is no direct line-of-sight through the duct from the venting cross-section to the room-opening cross-section. Duct lining shall be coated glass fiber duct liner at least 1" thick.

(d) Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a self-closing baffle plate across the exterior termination which allows proper ventilation. The duct shall be provided with a 90 degree bend.

(Ord. 14111 § 115, 2001: Ord. 12560 § 98, 1996).

16.04.05096 Uniform Building Code Standards - Installation of sprinkler systems in one and two family dwellings and manufactured homes (Standard 9-4). The installation of sprinkler systems in Group R-3 Occupancies required in this code shall be in accordance with the Standard for the Installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured

Homes, N.F.P.A. 13 D - Installation of Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes, 1994 Edition.
(Ord. 14111 § 116, 2001: Ord. 12560 § 99, 1996).

16.04.051 - 16.04.055

(King County 6-2001)
BUILDING AND CONSTRUCTION STANDARDS

16.04.051 Applications - Initiation of required approvals or permits. The department of development and environmental services (hereafter referred to as department) shall not commence review of any application authorized by this title until the property owner has submitted the materials and fees specified for complete applications. (Ord. 11622 § 2, 1994).

16.04.055 Mandatory residential inspection of conversion condominium. A. The declarant shall, at his or her expense, obtain an inspection of the premises subject to condominium conversion by the department to insure compliance with the Uniform Housing Code and other applicable codes and regulations as adopted by King County. Inspection shall be made within forty-five days of a declarant's written request. A written residential inspection report shall be issued by the department within fourteen days following completion of the residential inspection.

B. Any public offering statement issued with respect to a conversion condominium shall include a copy of the written residential inspection report by the department.

C. Prior to the conveyance of any residential unit within a conversion condominium, the declarant shall repair all violation disclosed in the residential inspection report which are not waived by the department and shall obtain certification from the department that such have been properly made. Certification of repairs by the department shall be based upon a reinspection of the conversion condominium premises, to be performed within seven days of the declarant's written request. Certification shall be issued within seven days following reinspection if the property is then determined to be in compliance.

D. Certification by the department shall state that only those defects discovered by the residential inspection have been corrected and that the certification does not guarantee that all relevant code violations have been corrected. No declarant shall use the department's certification in any advertising nor shall a declarant indicate or imply to anyone, for the purpose of inducing a person to purchase a condominium unit, that King County or any of its departments has "approved" the premises or any unit for sale. (Ord. 11923 § 2, 1995).

16.04.057 Conversion condominium warranty of repairs and escrow fund. A. The repairs required to be made in K.C.C. 16.04.055 shall be warranted by the declarant against defects due to workmanship or materials for a period of one year following the completion of such repairs.

B. Prior to conveyance of any residential unit within a conversion condominium, the declarant shall establish and maintain an account with a bank or other financial institution of the declarant's choosing, containing a sum equal to ten percent of the actual cost of making repairs required in K.C.C. 16.04.055. During the one year warranty period, funds contained in the account shall be used exclusively for paying the actual cost of making repairs required, or for otherwise satisfying claims made under the warranty. The declarant shall by private action, in writing, notify the owners' association of the location of the account and of any disbursements therefrom. Following expiration of the warranty period, any funds remaining in the account shall be disbursed to the declarant.

C. Depletion of the funds contained in the account shall not relieve the declarant of his or her obligations under this section.

D. The enforcement of the escrow and warranty provision shall be by private right of action and implementation and enforcement shall not be the responsibility of this department or of any county agency. (Ord. 11923 § 3, 1995).

16.04.060 Additional requirements. All buildings having floors used for human occupancy located more than sixty-five feet above the lowest level of approved fire department vehicle access shall be provided with an approved automatic fire extinguishing system throughout. (Ord. 3647 § 8, 1978).

16.04.070 Site improvement financial guarantee. Site improvement financial guarantee refers to the financial guarantee required by Title 27A as security for the applicant's guarantee of the construction, according to approved plans and county specifications, of roadway and right-of-way improvements, traffic requirements, appurtenances, off-street parking, curbing, drainage, retention/detention facilities, and erosion/sedimentation control and site restoration associated with building permits. (Ord. 12020 § 50, 1995; Ord. 7990 § 17, 1987; Ord. 7025 § 1, 1984).

16.04.085 Heating degree days over 6000 per year. As permitted by the Washington State Energy Code Section 302, those areas in King County with heating degree days over 6000 per year shall meet the requirements for Climatic Zone II. The building official may enforce such zone boundaries by Heating Degree Day data or by determination of an average elevation above which will be considered Zone II. (Ord. 7633 § 3, 1986).

16.04.090 Individual mobile homes - Purpose and applicability. A. The purpose of this section is to establish standards for the location, review and installation of mobile homes (and accessory structures) as well as factory-built commercial structures and coaches.

B. These standards shall apply to all mobile homes (and accessory structures) or factory-built commercial structures and coaches to be installed after August 4, 1996. (Ord. 12380 § 1, 1996).

16.04.091 Individual mobile homes - Location. A mobile home with an insignia of approval by the Washington State Department of Labor and Industries (DLI) or the U.S. Department of Housing and Urban Development (HUD) may locate on any legal lot on which a dwelling unit is permitted by Title 21A and within any legally approved mobile home park. However, a mobile home without such insignia shall

not be relocated to or within King County except as provided in K.C.C. 16.04.092B. (Ord. 12380 § 2, 1996).

16.04.092 - 16.04.093

(King County 6-2001)
BUILDING AND CONSTRUCTION STANDARDS

16.04.092 Individual mobile homes - Standards. All mobile homes shall comply with the following requirements:

A. "Insignia" Mobile Homes. Mobile homes approved by DLI or HUD shall have the appropriate insignia indicating such approval affixed to the unit, in accordance with the provisions of RCW 43.22.

B. "Noninsignia" Mobile Homes. Mobile homes without an insignia of approval pursuant to subsection A are subject to the following provisions:

1. Mobile homes currently located within King County may remain in their current location. However, prior to the relocation of such mobile home to another portion of King County, the owner shall provide evidence that the mobile home was located within King County before the January 21, 1980 effective date of Ordinance 4681. A "noninsignia" mobile home currently located outside of King County may be relocated to King County only when subject to forced relocation pursuant to RCW 59.21.105.

2. Prior to installing a noninsignia mobile home, the mobile home shall be inspected and approved by the department of development and environmental services. The inspection shall review consistency with the following livability standards, but shall not be considered a warranty that the mobile home is safe or livable:

- a. The unit must have safe, operable heating facilities.
- b. The unit must be equipped with a water closet, lavatory, bathtub or shower, and kitchen sink; be provided with hot and cold running water; and all facilities shall be installed and maintained in a safe and sanitary condition.
- c. The structure must be weather-protected so as to provide shelter for the occupants against the elements and to exclude dampness.
- d. All openable windows and doors must be in operable condition to provide for adequate natural ventilation and emergency exit.
- e. At least one operable smoke detector shall be installed within the unit.
- f. The unit shall be structurally sound with no apparent unsafe condition in floors, walls, ceilings and roofs.
- g. The unit must be well maintained, free of debris and infestation of insects, vermin or rodents.

C. All mobile homes are subject to the following installation requirements:

1. Support systems and stabilizing devices shall be designed and installed in accordance with the provisions of WAC 296-150B-200.
2. Electrical connections shall be inspected and approved by the Washington State Department of Labor and Industries.
3. Mobile homes supported on piers shall be fully skirted.
4. Mobile homes located outside of a mobile home park shall be subject to the setback and lot coverage provisions of the zone in which located.

D. Accessory Structures.

1. Accessory structures shall be subject to the provisions of the Uniform Building Code as adopted in King County and a building permit shall be required before construction or installation.

2. Separation between accessory structures and other structures shall be as set forth in K.C.C. 21A.14.170 or .180. However, if the accessory structure is a carport constructed of combustible materials, the carport roof area shall not extend over or otherwise cover any bedroom windows and no other accessory structures other than decks, porches, stairs or ramps shall be permitted under the carport roof area. (Ord. 12380 § 3, 1996).

16.04.093 Individual mobile homes - Required permits and application content. A. Installation of a mobile home shall require the approval of a mobile home permit by the department of development and environmental services pursuant to the permit process and procedures for type 1 permits outlined in K.C.C. 20.20. The permit shall expire one year after date of issuance. A permit may be renewed for a maximum of one year upon request of the applicant, provided such requests are made within fifteen days of the date of expiration of the original permit. Mobile homes shall not be permanently occupied for more than forty-five days prior to issuance of a certificate of occupancy by the department of development and environmental services.

(King County 6-2001)

BUILDING CODES – GENERAL PROVISIONS

16.04.093 – 16.04.094

B. The following must be submitted with an application for a mobile home permit, except that when the mobile home is to be located in an approved mobile home park, subsections 1d, 1e, 1h, 1i, and 3 shall not apply:

1. Two copies of a site plan drawn to scale, showing:
 - a. North arrow and scale,
 - b. Location and dimensions of all property lines or leased areas, and easements,
 - c. Proposed location of mobile home and/or accessory structure(s) on the site or space,
 - d. Distances from the mobile home and accessory structure(s) to property lines,
 - e. Approximate surface elevation at each corner of the site,
 - f. Location of parking spaces,
 - g. Name or number of street on which site or space is located,
 - h. Location of septic tank and drainfield, if sewers are not available,
 - i. Location of well or other water source, if public water supply is not available;
2. A description of the mobile home, including:
 - a. Model number,
 - b. Washington State and/or H.U.D. ID number,
 - c. Name of manufacturer and year of manufacture;
3. Two copies of plans showing proposed foundation system, if more than one-fourth of the floor area of the mobile home, as measured from the bottom of the main frame members, will be more than three feet above the existing ground level, or when any supporting piers exceed sixty inches in height;
4. A State Contractors or Mobile Home Dealers Registration Card, or photocopy of same and Certified Manufactured Home Installers number.

C. An accessory structure in excess of 120 square feet of floor or roof area shall require the approval of a building permit by the department of development and environmental services pursuant to the permit process and procedures for type 1 permits outlined in K.C.C. 20.20. An application for a building permit for an accessory structure shall include site plans drawn consistent with the provisions of subsection B1. If an application for a building permit for an accessory structure is submitted together with an application for a mobile home permit and if the accessory structure is less than 600 square feet in area, the fee for the accessory structure shall be waived. (Ord. 12380 § 4, 1996).

16.04.094 Factory-built commercial structures and coaches - Standards. A. Factory-built commercial structures and coaches shall be located, installed and used in the same manner as conventional commercial structures, except to the extent that construction standards are regulated by the Washington State Department of Labor and Industries or the U.S. Department of Housing and Urban Development.

B. Factory-built commercial structures and commercial coaches shall be installed subject to the following:

1. A building permit must be obtained for any factory-built commercial structure or commercial coach pursuant to the permit process and procedures for type 1 permits outlined in K.C.C. 20.20.
2. The following criteria must be satisfied for the permanent installation of a factory-built commercial structure or commercial coach before a building permit can be issued:
 - a. The appropriate insignia of the Washington State Department of Labor and Industries or the U.S. Department of Housing and Urban Development must be affixed to the unit. If the unit is lacking the appropriate insignia it must satisfy the structural, mechanical, electrical and plumbing requirements of

the Uniform Building, Mechanical and other applicable codes as adopted in King County for conventional commercial structures.

b. The foundation, entry/exit stairs or ramps, and all accessory structures shall be designed and installed in accordance with the provisions of the Uniform Building Code as adopted in King County.

c. Occupancy of the structure shall not be permitted before inspection and approval.

3. The temporary installation of factory-built commercial structures and commercial coaches may be permitted for a period not to exceed one year. The support system recommended by the manufacturer, or designed by a professional structural engineer registered by the state, may be substituted for a foundation designed in accordance with the provisions of the Uniform Building Code as adopted in King County, subject to the approval of the department of development and environmental services. (Ord. 12380 § 5, 1996).

(King County 6-2001)

16.04.098 – 16.04.110

BUILDING AND CONSTRUCTION STANDARDS

16.04.098 Inspection and enforcement. A. Enforcement. The director is authorized to enforce the provisions of this chapter and any rules and regulations promulgated thereunder, pursuant to the enforcement and penalty provisions of Title 23 of the King County Code.

EXCEPTION: The director of the department of public health is authorized to enforce Uniform Building Code Section 2902 and Table 29-A (WAC 51-30).

B. General. All construction or work for which a permit is required shall be subject to inspection by the director.

C. Authority. The director is authorized and directed to enforce this chapter. The director is authorized to promulgate, adopt, and issue those rules and regulations necessary to the effective and efficient administration of this chapter, such rules and regulations to be adopted and maintained in accordance with the provisions for the rules of county agencies, K.C.C. 2.98.

D. Plan Reviews and Inspections. All buildings constructed under the provisions of this chapter are subject to a final inspection for compliance with this chapter. The director has the authority to establish rules and procedures for accepting at his/her option an affidavit of substantial compliance with this chapter in lieu of plan reviews and/or inspections. (Ord. 12560 § 5, 1996: Ord. 7990 § 16, 1987: Ord. 7853, 1986).

16.04.100 Severability. If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of this chapter or the application of the provision to the other persons or circumstances shall not be affected. (Ord. 3647 § 7, 1978).

16.04.110 Liability. The express intent of the King County council is that responsibility for complete and accurate preparation of permit applications, plans and specifications, and for compliance with the provisions of the codes adopted by this chapter shall rest exclusively with permit applicants and their agents.

This chapter and the codes adopted herein are intended to protect the health, safety and welfare of the general public and are not intended to protect any particular class of individuals or organizations.

This chapter and the codes adopted by reference herein shall not be construed as placing responsibility for code compliance or enforcement upon King County or any officer, employee or agent of King County. Permit application reviews and inspections conducted pursuant to these codes are spot checks designed to foster and encourage compliance but are not guarantees or assurances that permits or work undertaken pursuant to permits complies with all applicable codes.

The King County council expressly recognizes that there are limited public funds available for implementation and enforcement of the codes adopted by this chapter. The King County council also recognizes that permit and inspection fees must be established at levels which balance the need for enforcement of codes adopted by this chapter against the economic impact of increases in permit and inspection fees. Consequently, the fees for permits and services authorized in these codes are those which, in the judgment of the King County council, best protect the overall health, safety and welfare interests of the public. (Ord. 6328 § 6, 1983).

(King County 6-2001)

Chapter 16.06
DISASTER DAMAGE - UNIFORM BUILDING CODE

Sections:

- 16.06.010 Disaster damage - purpose (UBC 3419).
- 16.06.020 Disaster damage - critical structures (UBC 3420).
- 16.06.030 Disaster damage - structural repairs (UBC 3421).
- 16.06.040 Disaster damage repair - special provisions (UBC 3422).
- 16.06.050 Disaster damage repairs - alternative residential provisions (UBC 3423).
- 16.06.060 Disaster damage - nonstructural repairs to light fixtures and suspended ceilings (UBC 3424).
- 16.06.070 Disaster damage - repair criteria for masonry chimneys (UBC 3425).
- 16.06.080 Disaster damage - certified compliance program for nonstructural and "stand-alone" structural repairs (UBC 3426).

16.06.010 Disaster damage - purpose (UBC 3419). The purpose of K.C.C. 16.06.020 through 16.06.080 is to provide a defined level of repair for buildings and structures damaged by a disaster resulting in a declared emergency as defined in K.C.C. 16.20.080. The provisions of K.C.C. 16.06.020 through 16.06.080 are not intended to modify requirements that would otherwise apply under the Washington state energy code, chapter 19.27A RCW or provisions in buildings for aged and handicapped persons, chapter 70.92 RCW. (Ordinance 14238 § 18, 2001).

16.06.020 Disaster damage - critical structures (UBC 3420). For the purpose of the UBC, a "critical structure" means a structure that may require a higher level of repair after a disaster because of its construction, use, height in stories, occupant load or location and is one or more of the following:

1. A masonry structure constructed without structural reinforcement or reinforced only with joint reinforcement;
2. A structure with either a Group A, E or I occupancy classification, as defined by the UBC 303.1.1, 305.1 or 308.1, and an occupant load over three hundred;
3. A structure that is four or more stories in height;
4. A structure that has been identified as an essential facility occupancy category in UBC Table 16-K;
5. A structure that contains a Group H occupancy, as defined in UBC 307.1 with the exception of Division 4 (repair garages) occupancy; or
6. A structure that is located in a seismic or landslide hazard area, as designated in the King County Sensitive Areas Map Folio. (Ordinance 14238 § 19, 2001).

16.06.030 Disaster damage - structural repairs (UBC 3421). Required structural repair levels shall be based on the ratio of the estimated cost of repairs required to restore the structural members to their pre-event condition to the estimated replacement cost of the structure.

1. Required structural repair level for a damage ratio of ten percent or less (UBC 3421.1). When the damage ratio is ten percent or less, structures, except critical structures, as defined in K.C.C. 16.06.020, must be restored, as a minimum, to their pre-event condition.

EXCEPTIONS: 1. Replacement of structural masonry shall always be provided with reinforcement. 2. Structural masonry repairs shall be based on the recommendation of the engineer of record.

2. Required structural repair level for a damage ratio greater than ten percent but no more than fifty percent (UBC 3421.2).

2.1 Structures, except critical structures, as defined K.C.C. 16.06.020, shall have the damaged structural members, including all critical ties and connections associated with the damaged structural members, all structural members supported by the damaged member, and all structural members supporting the damaged members repaired, replaced or strengthened to bring them into compliance with the connection requirements and seventy-five percent of the force levels of the Uniform Building Code.

EXCEPTION: For structures with rigid diaphragms where the above-required repair and strengthening increases the rigidity of the resisting members, the entire lateral-force-resisting system of the structure shall be investigated. When, in the opinion of the building official, an unsafe or adverse condition has been created as a result of the increase in rigidity, the condition shall be corrected.

2.2 When the structure is not a critical structure, as defined in K.C.C. 16.06.020, conventional stud framed structures, which contain occupancies classified as Group R, Division 3 or Group U, Division 1 or accessory sheds or one story buildings not greater than two thousand square feet, which are accessory to Group R, Division 3 occupancies, may alternatively comply with K.C.C. 16.06.050, with the approval of the building official.

EXCEPTIONS: 1. Structures containing occupancies classified as Group R, Division 3 which are located in a seismic or landslide hazard area, as designated on the King County sensitive area folio maps. 2. Structures with foundation or ground failures.

3. Required structural repair level for a damage ratio greater than fifty percent (UBC 3421.3). When the damage ratio is greater than fifty percent, all structures shall have the entire structure strengthened to comply with the force levels and connection requirements of the UBC.

4. Required structural repair level for critical structures (UBC 3421.4). When the damage ratio for critical structures, except for structures identified as essential facilities, as defined in UBC Table 16-K, is ten percent or less, the critical structures may be restored to the pre-event condition, except as noted in this section. When the damage ratio for critical structures is greater than ten percent but no greater than thirty percent, and for essential facilities when the damage ratio is greater than five percent but no greater than thirty percent, structures shall have the damaged structural members, including all critical ties and connections associated with the damaged structural members, all structural members supported by the damaged member, and all structural members supporting the damaged members repaired, replaced or strengthened to bring them into compliance with the connection requirements and seventy-five percent of the force levels of the UBC. When the damage ratio for critical structures and essential facilities is greater than thirty percent, the entire structure shall be strengthened to comply with the force levels and connection requirements of the UBC.

EXCEPTION: The top two floors of a four or more story structure may meet a lesser criteria than having those levels strengthened to comply with the force levels and connection requirements of the UBC, provided that the criteria is not less than that which those floors would be subject to if they were in a two-story structure, based on the damage they incurred.

5. Exception to the required structural repair level for Group H occupancies (UBC 3421.5). When the structure owner can demonstrate that Group H occupancies are of a minor or accessory nature, the building official may designate the structure as other than a critical structure for structural repair design criteria purposes.

6. Disaster damage repair - evaluations required (UBC 3421.6). For all structures listed in subsections 1, 2 and 3 of this section, UBC 3421.1, UBC 3421.2 and UBC 3421.3, proposed repair or alteration of structures shall include an evaluation of the effects of such work to the building in its entirety. This evaluation shall include, but not be limited to, an investigation of the effects of any induced eccentricity and changes in the foundation and in story stiffness, as a result of the proposed improvements. When, in the opinion of the building official, an unsafe or adverse condition has been created as a result of such effects, the condition shall be corrected.

7. Disaster damage repair - alternatives (UBC 3421.7). The building official may approve an alternative design criteria if the owner's engineer or architect can demonstrate, to the satisfaction of the building official, that the structure, after repair or alteration, will provide that level of safety as required by the intent of the UBC.

8. Appeals (UBC 3421.8), Decisions of the building official relating to the required structural repair level may be appealed to the Building Code Advisory Board in accordance with K.C.C. 16.04.05004. (Ord. 14238 § 20, 2001).

16.06.040 Disaster damage repair - special provisions (UBC 3422). The following special provision shall apply when the damage ratio is greater than ten percent:

1. A structure containing an occupancy classified as Group R, which contains five or more dwelling units and which contains parking shall have any level containing parking and the connections of any parking level to adjacent levels strengthened to comply with the force levels and connection requirements of the UBC.

EXCEPTION: A wood-frame structure of one or two stories or one story and a basement, provided that no dwelling units are located above parking areas.

2. A structure having concrete tilt-up or masonry bearing walls shall be provided with a positive connection between the walls and roof diaphragm sized in accordance with the UBC.

3. A masonry structure, constructed without structural reinforcement or reinforced only with joint reinforcement, which has not been identified as an essential facility occupancy category in UBC Table 16-K, and does not contain Group H occupancies, other than Division 4, repair garages, shall comply with the Uniform Code for Building Conservation, Appendix Chapter 1. These structures, which are used as an essential facility, or contain Group H occupancies, other than Division 4, repair garages, shall have the entire structure strengthened to comply with the force levels and connection requirements of the UBC.

4. For repairs to structures located in a seismic hazard area, as identified on the King County sensitive areas map folio, consideration shall be given to potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil bearing capacity in accordance with a foundation investigation as required by UBC Section 1804.2.

5. For repairs to structures located in a landslide hazard area, as identified on the King County sensitive areas map folio, an evaluation of the risks shall be made by a geotechnical engineer. Where excessive risk exists and cannot be mitigated, repair is prohibited, when the ratio of the estimated value of the repairs required to restore the structural members to their pre-event condition to the estimated replacement value of the structure exceeds thirty percent. Repair proposals and construction shall be in conformance with recommendations of the geotechnical engineer of record. (Ord. 14238 § 21, 2001).

16.06.050 Disaster damage repairs - alternative residential provisions (UBC 3423). When the structure is not a critical structure and the damage ratio is greater than ten percent, but less than fifty percent, conventional stud framed structures which contain occupancies classified as Group R, Division 3 or Group U, Division 1 or accessory sheds or one story buildings not greater than two thousand square feet, which are accessory to Group R, Division 3 occupancies, shall, at a minimum, be restored to their pre-event condition. If restored to their pre-event condition, the following provisions also apply:

1. Damaged required braced panels shall be repaired or replaced.
2. The wood frame shall be attached to the foundation with not less than the following, or its equivalent: one-half inch anchor bolt at six feet on center where one floor is supported on the foundation; or one-half inch anchor bolt at four feet on center where two or three stories are supported on the foundation. Each foundation bolt newly installed for compliance with this section shall be provided with plate washers a minimum of two inch by two inch by three-sixteenths inch thick.
3. At each level, in each direction, minimum bracing shall be provided as follows:
 - 3.1. Braced wall panels shall be in a quantity such that the total amount of braced wall panels shall be not be less than eighteen percent of the building width at first story of two stories, or second story of three stories.
 - 3.2. The total amount of braced wall panels shall be not less than thirty percent of the building width at the first story of three stories.
 - 3.3. Construction of braced wall panels shall be one of the methods listed in UBC 2320.11.3, Bracing, or may fully comply with K.C.C. 16.04.05049, UBC 2320.11.4.
 - 3.4. Braced wall panels shall be installed so that there is no unbraced section along the wall exceeding thirty-two feet, except that braced wall panels shall be installed so there is no unbraced section along the wall exceeding twenty-five feet at the first story of three stories.
 - 3.5. No braced wall panel less than two feet shall be considered to satisfy a portion of the overall length requirement, unless fully complying with K.C.C. 16.04.05049, UBC 2320.11.4.
 - 3.6. Braced wall panels shall be provided with ties to the wall below or to the foundation to resist overturning where the braced wall panel is less than three feet at the first and second story of three stories and first of two stories.
 - 3.7. Alternative braced wall panels shall comply with K.C.C. 16.04.05049, UBC 2320.11.4. (Ord. 14238 § 22, 2001).

16.06.060 Disaster damage - nonstructural repairs to light fixtures and suspended ceilings (UBC 3424). Regardless of the damage ratio, when light fixtures and the suspension system of suspended ceilings are damaged, the damaged light fixtures and suspension systems shall be required to fully comply with the requirements of this code and UBC Standard 25-2. Undamaged light fixtures and suspension systems shall have the additional support and bracing, provided that is required in UBC Standard 25-2. (Ord. 14238 § 23, 2001).

16.06.070 Disaster damage - repair criteria for masonry chimneys (UBC 3425).

1. All damaged masonry chimneys must be repaired or reconstructed to comply with the requirements of UBC Chapter 31, repaired or reconstructed with pre-manufactured chimneys or they shall be removed. When only a portion of the masonry chimney requires repair, damaged portions of chimneys shall be removed and repaired in accordance with the following criteria:

- 1.1. When the damaged portion of the chimney is located between the roof line and the top of the chimney, the damaged portion shall be removed to the roof line provided the roof and ceiling anchorage are in sound condition. The reconstructed portion of the chimney shall be braced to the roof structure.
- 1.2. For a single story structure in which the damaged portion of the chimney is below the roofline or the damaged portion extends from above the roofline to below the roofline, the chimney shall be removed to the top of the fireplace.

1.3. For a multistory structure, the damaged portion of the chimney shall be removed from the top to a floor line where sound anchorage is found.

1.4. In any structure where the firebox has been damaged, the entire chimney and firebox shall be removed to the foundation. If the fireplace foundation is in sound condition, the firebox and chimney may be reconstructed using the existing foundation. If the fireplace foundation has been damaged, the fireplace foundation shall be removed and replaced.

2. Where existing conditions preclude the installation of all anchorage required by UBC Chapter 31, alternate systems may be used in accordance with the alternate methods and materials provisions of the current code when approved by the building official. Such alternate systems shall be designed and detailed by a structural engineer, civil engineer or architect.

3. When the portion of the chimney extending above the roof line exceeds three times the least dimension of the chimney, that portion above the roof line shall be braced to the roof structure. (Ord. 14238 § 24, 2001).

16.06.080 Disaster damage - certified compliance program for nonstructural and "stand-alone" structural repairs (UBC 3426). The building official may establish a certified compliance program by public rule in accordance with K.C.C. chapter 2.98. This program will allow certain repairs to disaster damaged structures through an issued building permit without requiring an engineered repair design and without submitting plans for review by King County.

1. Repairs authorized under this program will be where the damage is limited to nonstructural components, such as chimneys and stand-alone structural systems, such as masonry or concrete masonry walls.

2. The program would require that nonstructural and stand-alone structural repairs be performed only by registered contractors who can demonstrate competence in standards set forth in the public rule.

3. The program may waive the requirement for inspection of the nonstructural and stand alone structural repairs, provided the registered contractor provides certification that the repairs have been completed in accordance with the approved permit and the repair criteria.

4. Repair criteria and required standards for registered contractors shall be set forth in the public rule. (Ord. 14238 § 25, 2001).

Chapter 16.08
ROADS NAMES AND ADDRESSING BUILDINGS

Sections:

- 16.08.010 Purpose.
- 16.08.020 Road designations and redesignations.
- 16.08.030 Building address assignments and reassignments.
- 16.08.040 Uncertainty of road designations or addresses.
- 16.08.050 Maintenance.
- 16.08.060 Council redesignation of streets.
- 16.08.070 Enforcement.
- 16.08.080 Severability.
- 16.08.090 Records.

16.08.010 Purpose. The purpose of this chapter is to grant the department of development and environmental services, hereafter called the department, the authority to assign road names and numbers, and address the principal entrances of all buildings or other uses in conformance with the grid system adopted by King County Resolution 16622. (Ord. 10915 § 1, 1993; Ord. 8766 § 1, 1988).

16.08.020 Road designations and redesignations. A. Public or private roads shall be designated within the guidelines of the grid system as determined by the department. Named roads can only be assigned when the numbered grid is determined infeasible by the department. The department may redesignate existing private and county roads if such roads are determined to be inconsistent with the surrounding road designation system.

B. All roads shall carry a geographic suffix or prefix. Roads designated as avenues shall carry a geographic suffix and be in a north-south direction, and roads designated as streets shall carry a geographic prefix and be in an east-west direction. Diagonal roads are treated as being either north-south or east-west roads. Names such as lane, place, way, court, and drive may be used on a road running either direction.

C. Only entire street lengths or distinct major portions of streets, as defined in K.C.C. 16.08.060, shall be separately redesignated.

D. In determining the need for redesignation, the department shall consider consistency with the provisions of K.C.C. 16.08.020 A., the impact on existing businesses and residences, and emergency services responsiveness.

E. Redesignations of county roads shall be accomplished by the adoption of an ordinance directing such redesignation.

F. Notice of county road redesignations shall be mailed by the department at least twenty days prior to the public hearing on the ordinance to all property owners whose addresses would be affected.

G. Appeals of designations and redesignations shall be heard directly by the council. (Ord. 10915 § 2, 1993; Ord. 8766 § 3, 1988).

16.08.030 Building address assignments and reassignments. A. The assignment of addresses for new buildings shall occur in conjunction with the issuance of a building permit.

B. The assignment of addresses shall be based on the following criteria:

1. Even numbers shall be used on the northerly side of roads named as east-west and on the easterly side of roads named as north-south.

2. Odd numbers shall be used on the southerly side of roads named as east-west and on the westerly side of roads named as north-south. Addresses shall be assigned whole numbers only.

C. Should the department find that any building, structure, or premise is not provided with an address, is not correctly addressed, or is not using the assigned address, it shall notify the owner, agent, or renter of the correct address. The address number shall be properly placed in accordance with the provisions of this section, by the effective date shown upon the notice. It shall be unlawful for any owner, agent, or renter to display, advertise or use the wrong address after notification by the department.

(King County 12-2001)

D. In determining the need for address reassignment, the department shall consider consistency with the provisions of K.C.C. 16.08.030 (B), consistency with the addressing needs of the area, and emergency services responsiveness.

E. Address reassignments shall be accomplished by notification of the affected property owner by the department at least twenty days prior to the effective date of the reassignment. (Ord. 10915 § 3, 1993: Ord. 8766 § 4, 1988).

16.08.040 Uncertainty of road designations or addresses. Whenever there is doubt or difference of opinion as to the correct road designation or correct address, the road designation or address shall be determined by the department and shall be guided by the specific provisions of this chapter or by rules promulgated pursuant to K.C.C. 2.98 to carry out the intent of this chapter. (Ord. 10915 § 4, 1993: Ord. 8766 § 5, 1988).

16.08.050 Maintenance. A. The owner, occupant, or renter of any addressed building or other structure shall maintain the address numbers in a conspicuous place over or near the principal entrance or entrances. If said entrance(s) cannot be easily seen from the nearest adjoining street, the address numbers shall be placed in such other conspicuous place on said building or structure as is necessary for visually locating such address numbers from the nearest adjoining street.

B. If the addressed building or structure cannot be easily seen or is greater than 50 feet from the nearest adjoining street, the address numbers shall be placed on a portion of the site that is clearly visible and no greater than 20 feet from the street.

C. The address numbers shall be easily legible figures, not less than three inches high if a residential use or individual multi-family unit, nor less than five inches high if a commercial use. Numbers shall contrast with the color of the structure upon which they are placed, and shall either be illuminated during periods of darkness, or be reflective, so they are easily seen at night. (Ord. 10915 § 5, 1993: Ord. 8766 § 6, 1988).

16.08.060 Council redesignation of streets. A. Notwithstanding the provisions of sections 16.08.010 and 16.08.020 of this chapter, the county council reserves the option of changing street names or changing numbered streets to named streets. Applications to the council for street renaming shall contain the signatures of the majority of persons having ownership in properties addressed on the street to be renamed. Notice of proposed name changes shall be mailed to all property owners whose addresses would be changed at least twenty days prior to council action. A change of street names shall be accomplished by the adoption of an ordinance directing the change.

B. The council shall consider technical input from the department, locational and development characteristics relative to the street, and the impact of the change on existing businesses and residences, as well as on emergency vehicle responsiveness, in determining whether the change should be made. Only entire street lengths or distinct major portions of streets shall be separately renamed by the county. For purposes of this chapter, "distinct major portions" shall mean a separate portion of a street identifiable by either a directional shift of a least forty-five degrees or an interrupted interval of at least one quarter mile. (Ord. 10915 § 6, 1993: Ord. 8766 § 10, 1988).

16.08.070 Enforcement. The provisions of this chapter shall be enforced pursuant to Title 23. (Ord. 8766 § 8, 1988).

16.08.080 Severability. Should any section, subsection, paragraph, sentence, clause, or phrase be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions to the chapter. (Ord. 8766 § 9, 1988).

16.08.090 Records. The department shall maintain the official record of current addresses. (Ord. 10915 § 7, 1993: Ord. 8766 § 7, 1988).

Blank

Chapter 16.10
UNIFORM BUILDING SECURITY CODE

Sections:

- 16.10.010 Adoption.
- 16.10.020 Scope.
- 16.10.030 UBSC - Entry vision.
- 16.10.040 Strike plate installation.
- 16.10.050 Locking hardware.
- 16.10.060 Sliding doors.
- 16.10.070 Windows.
- 16.10.080 Alternate materials and methods.
- 16.10.090 Appendix 10, Security provisions - UBSC 1033-Definitions.

16.10.010 Adoption. The Uniform Building Security Code, 1997 Edition, as published by or jointly with the International Conference of Building Officials, together with amendments, additions and deletions hereinafter adopted by reference, together with amendments, additions and deletions hereinafter adopted by reference, together with the state building code and with King County modifications which shall be adopted and codified in this chapter are adopted as the King County building security code and hereinafter referred to as "UBSC." (Ord. 14111 § 73, 2001).

16.10.020 Scope. Section 1025 of the Uniform Building Security Code is not adopted and the following is substituted:

Scope (UBSC 1025). 1. The provisions of this chapter shall apply to openings into all new and existing dwelling units within apartment houses of Group R, Division 1 Occupancies; rented or leased Group R, Division 3 Occupancies; and to openings between attached garages and dwelling units. Except for vehicular access, door openings in enclosed attached garages shall be in accordance with the provisions of this chapter.

2. Upon the conversion from an owner occupied dwelling to a rented or leased dwelling, the provisions shall take effect immediately.

3. The provisions of this code shall be applied to non-conforming structures during the course of applying for the appropriate permits and complying with development requirements through construction inspection prior to the issuance of a final certificate of occupancy.

4. The provisions of this code shall be applied to non-conforming structures through subsequent building permit applications and a public information campaign.

EXCEPTIONS: 1. An opening in an exterior wall when all portions of such openings are more than 12 feet (3.658 m) vertically or 6 feet (1.829 m) horizontally from an accessible surface of any adjoining yard, court, passageway, public way, walk, breezeway, patio, planter, porch or similar area.

2. An opening in an exterior wall when all portions of such openings are more than 12 feet (3.658 m) vertically or 6 feet (1.829 m) horizontally from the surface of any adjoining roof, balcony, landing, stair tread, platform or similar structure or when any portion of such surface is itself more than 12 feet (3.658 m) above an accessible surface.

3. Any opening in a roof when all portions of such roof are more than 12 feet (3.658 m) above an accessible surface.

4. Openings where the smaller dimension is 6 inches (.152 m) or less, provided that the closest edge of the opening is at least 36 inches (.914 m) from the locking device of the door or window assembly.

5. Openings protected by required fire door assemblies having a fire-endurance rating of not less than 45 minutes.

(Ord. 14111 § 74, 2001; Ord. 12560 § 58, 1996. Formerly K.C.C. 16.04.05054).

16.10.030 UBSC - Entry vision. Section 1028 of the Uniform Building Security Code is not adopted and the following is substituted:

Entry vision (UBSC 1028). Every exit and entry door from a leased or rented dwelling unit shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Except as provided in Section 1005.8 of the Uniform Building Code, such view may be provided by a door viewer having a field of view of not less than 180 degrees through windows or through view ports. View ports installed in accordance with this section in existing 20 minute and 45 minute rated fire doors shall not be deemed to diminish the rating of the fire door nor invalidate its listing. Exit doors from a dwelling unit which have windows or are otherwise transparent and offer at least a 180 degree view of the area immediately outside the door shall be exempt from the requirements of this section.

(Ord. 14111 § 75, 2001: Ord. 12560 § 59, 1996. Formerly K.C.C. 16.04.05055).

16.10.040 Strike plate installation. Section 1029.2 of the Uniform Building Security Code is not adopted and the following is substituted:

Strike plate installation (UBSC 1029.2). 1. In wood-frame construction, an open space between trimmers and wood doorjamb shall be solid shimmed by a single piece extending not less than 12 inches (.305 m) above and below the strike plate.

2. Strike plates shall be attached to the door frame with not less than two No. 8 by two and one-half (2-1/2) inch screws.

3. All strike plates of doors in pairs shall be installed as tested.

(Ord. 14111 § 76, 2001: Ord. 12560 § 60, 1996. Formerly K.C.C. 16.04.05056).

16.10.050 Locking hardware. Section 1029.4 of the Uniform Building Security Code is not adopted and the following is substituted:

Locking hardware (UBSC 1029.4). Manually operated edge- or surface-mounted flush bolts shall not be used as a substitute for a dead bolt lock. The lock shall be constructed so that the dead bolt lock shall be opened from the inside without the use of a key or tool and mounted at a height not to exceed 48 inches above the finished floor.

(Ord. 14111 § 77, 2001: Ord. 12560 § 61, 1996. Formerly K.C.C. 16.04.05057).

16.10.060 Sliding doors. Section 1030 of the Uniform Building Security Code is not adopted and the following is substituted:

Sliding doors (UBSC 1030). Every exterior sliding door from a dwelling unit shall be equipped from the interior with a patio door bar lock or patio pin type locking device. Sliding door assemblies regulated by this chapter shall comply with U.B.C. Standard No. 10-5, Part II.

(Ord. 14111 § 78, 2001: Ord. 12560 § 62, 1996. Formerly K.C.C. 16.04.05058).

16.10.070 Windows. Section 1031 of the Uniform Building Security Code is not adopted and the following is substituted:

Windows (UBSC 1031). All window assemblies which open and which are regulated by this code shall comply with U.B.C. Standard No. 10-6 and shall be equipped with latching devices which operate from the interior, unless such windows are protected by approved metal bars, screens or grilles. Louvered windows regulated by this chapter shall be protected by approved metals bars, screens or grilles. See also Uniform Building Code Section 309.4.

(Ord. 14111 § 79, 2001: Ord. 12560 § 63, 1996. Formerly K.C.C. 16.04.05059).

(King County 12-2001)

16.10.080 Alternate materials and methods. Section 1032 of the Uniform Building Security Code is not adopted and the following is substituted:

Alternative materials or methods (UBSC 1032). The provisions of this chapter are not intended to prevent the use of any material, device, hardware or method not specifically prescribed in this chapter. The building official, may approve a substitution of an alternative security device if the device is equally capable of resisting illegal entry and the installation of the device does not conflict with the requirements of this code or the requirements of other ordinances regulating safe exits.

(Ord. 14111 § 80, 2001: Ord. 12560 § 64, 1996. Formerly K.C.C. 16.04.05060).

16.10.090 Appendix 10, Security provisions - UBSC 1033-Definitions. For the purpose of this chapter, certain terms are defined as follows:

"Dwelling unit" as used in the Uniform Building Security Code is defined pursuant to K.C.C. 21A.06.345.

"Rent or lease" means an agreement, oral or written, relating to the use and occupancy of a dwelling.

(Ord. 14111 § 81, 2001: Ord. 12560 § 65, 1996. Formerly K.C.C. 16.04.05061).

Chapter 16.12
UNIFORM MECHANICAL CODE

Sections:

16.12.010	Adoption.
16.12.020	Powers and duties of building official - General.
16.12.030	Powers and duties of building official - Right of entry.
16.12.040	Powers and duties of building official - Stop orders and correction notices.
16.12.050	UMC board of appeals - General.
16.12.060	UMC violations - General.
16.12.070	UMC administration - Application.
16.12.080	Application for permit - Expiration of application.
16.12.090	Permit issuance - Expiration.
16.12.100	Fees.

16.12.010 Adoption. The Uniform Mechanical Code, with Appendices and with the Uniform Mechanical Code Standards, as amended in chapter 51-42 WAC effective July 1, 1998, as published by or jointly with the International conference of Building Officials, together with amendments, additions and deletions hereinafter adopted by reference, together with the state building code and with King county modifications which shall be adopted and codified in this chapter are adopted as the King County mechanical code and hereinafter referred to as "UMC." (Ord. 14111 § 118, 2001).

16.12.20 Powers and duties of building official - General. Section 108.1 of the Uniform Mechanical Code is not adopted and the following is substituted:

General (UMC 108.1). 1. The building official is hereby authorized and directed to enforce all the provisions of this code, except the fuel gas piping requirements contained in Chapter 22 of Appendix B. Fuel-gas piping shall be enforced by the director of public health. For such purposes the building official and public health director shall have the powers of a law enforcement officer with right to entry and serving of notice and orders.

2. The building official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as may be deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.
(Ord. 14111 § 119, 2001: Ord. 12560 § 100, 1996. Formerly K.C.C. 16.04.05097).

16.12.030 Powers and duties of building official - Right of entry. Section 108.3 of the Uniform Mechanical Code is not adopted and the following is substituted:

Right of entry (UMC 108.3). The right of entry shall be in accordance with the procedures specified in K.C.C. Title 23.
(Ord. 14111 § 120, 2001: Ord. 12560 § 101, 1996. Formerly K.C.C. 16.04.05098).

16.12.040 Powers and duties of building official - Stop orders and correction notices. Section 108.4 of the Uniform Mechanical Code is not adopted and the following is substituted:

Stop orders and correction notices (UMC 108.4). 1. When any work is being done contrary to the provisions of this code, the building official may order the work stopped by notice in writing served on any person engaged in the doing or causing such work to be done, or by posting such notice on the premises where the work is being done, and such persons shall forthwith stop work until authorized by the building official to proceed with the work.

2. Whenever any work is being done contrary to the provisions of this code, the building official may order the violations corrected without ordering all work stopped by issuing a correction notice which identifies the violation. The correction notice may require reinspection prior to further construction or at the time of the next required inspection. The correction notice shall be served or posted in the same manner as a stop work order.

(Ord. 14111 § 121, 2001: Ord. 12560 § 102, 1996. Formerly K.C.C. 16.04.05099).

16.12.050 UMC board of appeals - General. Section 110.1 of the Uniform Mechanical Code is not adopted and the following is substituted:

General (UMC 110.1). In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretations of this code, there shall be and is hereby created a mechanical code board of appeals consisting of thirteen members who are qualified by experience and training to pass upon matters pertaining to mechanical design and building construction. The building official shall be an ex-officio member and shall act as secretary to said board. The board of appeals shall be appointed by the county executive and confirmed by the county council, and shall serve for a four-year term or until their successors are appointed and qualified. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official, which shall be advisory unless otherwise specified in this code. The board may also recommend to the Council new legislation regarding the subject matter of this code.

(Ord. 14111 § 122, 2001: Ord. 12560 § 103, 1996. Formerly K.C.C. 16.04.050100).

16.12.060 UMC violations - General. Section 111.1 of the Uniform Mechanical Code is not adopted and the following is substituted:

General (UMC 111.1). 1. It shall be unlawful for a person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain mechanical systems or equipment in the County, or cause or permit the same to be done contrary to or in violation of this code.

2. Enforcement of this section shall be in accordance with the procedures specified in K.C.C. Title 23.

(Ord. 14111 § 123, 2001: Ord. 12560 § 104, 1996. Formerly K.C.C. 16.04.050101).

16.12.070 UMC administration - Application. Section 113.1 of the Uniform Mechanical Code is not adopted and the following is substituted:

Application (UMC 113.1). To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which the application is made.
 2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
 3. Indicate the use or occupancy for which the proposed work is intended.
 4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Section 113.2.
 5. Be signed by the applicant or an authorized agent of the applicant.
 6. Designate who the applicant is, on a form prescribed by the department. If this form is not provided at the time of complete application and if the applicant is a public agency or a public or private utility, the applicant shall include in the complete application an affidavit declaring that notice of the pending application has been given to all owners of property to which the application applies, on a form provided by the department.
 7. Give such other data and information as may be required by the building official.
- (Ord. 14111 § 124, 2001; Ord. 12560 § 105, 1996. Formerly K.C.C. 16.04.050102).

16.12.080 Application for permit - Expiration of application. Plan applications for which a permit is not issued shall be deemed canceled by the permittee if:

1. No action is taken by the applicant for 60 days after notice of additional information required is mailed to the applicant, or by a date set by the building official; or
2. No permit is issued within 60 days after notice that the permit is ready has been mailed to the applicant, or by a date set by the building official.

(Ord. 14111 § 125, 2001: Ord. 12560 § 106, 1996. Formerly K.C.C. 16.04.050103).

16.12.090 Permit issuance - Expiration. Section 114.4.1 of the Uniform Mechanical Code is not adopted and the following is substituted:

Expiration (UMC 114.4.1). Every permit issued by the King County department of development and environmental services, under the provisions of this code shall expire by limitations and become null and void one year from date of issue. Issued permits may be extended for one year periods subject to the following conditions:

1. An application for a permit extension together with the applicable fee is submitted to the department of development and environmental services at least seven (7), but no more than sixty (60), calendar days prior to the date the original permit becomes null and void. Once the permit extension application is submitted, work may continue past the expiration date of the original permit, provided that the extension application is not denied. If the extension application is denied, all work must stop until a valid permit is obtained.

2. If construction of mechanical system has not substantially commenced, as determined by the building official, within two years from the date of the first issued permit and the building and the structure is no longer authorized by the zoning code or other applicable law, then the permit shall not be extended.

3. An applicant may request a total of two permit extensions provided there are no substantial changes in the approved plans and specifications.

4. The building official may extend a mechanical system permit beyond the second extension only to allow completion of a mechanical system authorized by the original permit and substantial constructed. If substantial work, as determined by the building official, has not commenced on a mechanical system authorized in the original permit, then a new permit will be required for construction to proceed.

5. The staff of the department of development and environmental services may revise a permit at the permittee's request but such a revision does not constitute a renewal or otherwise extend the life of the permit.

(Ord. 14111 § 126, 2001: Ord. 12560 § 107, 1996. Formerly K.C.C. 16.04.050104).

16.12.100 Fees. Section 115 of the Uniform Mechanical Code is not adopted and substituted by the K.C.C. Title 27. (Ord. 14111 § 127, 2001: Ord. 12560 § 108, 1996. Formerly K.C.C. 16.04.050105).

Blank

(King County 12-2001)

Chapter 16.16
UNIFORM HOUSING CODE

Sections:

- 16.16.010 Adoption.
- 16.16.020 Enforcement - Right of entry.
- 16.16.030 Responsibilities defined
- 16.16.040 Enforcement - Substandard buildings.
- 16.16.050 Enforcement - Housing advisory and appeals board.
- 16.16.060 Enforcement - Violations.
- 16.16.070 Definitions.
- 16.16.080 Space and occupancy standards - Ventilation.
- 16.16.090 Sanitation - Installation and maintenance.
- 16.16.100 Mechanical requirements - Heating.
- 16.16.110 General.
- 16.16.120 Inadequate sanitation.
- 16.16.130 Fire hazard.
- 16.16.140 Notices and orders of the building official - Commencement of proceedings.
- 16.16.150 Notices and orders of the building official - Recordation of notice and order.
- 16.16.160 Notices and orders of the building official - Repair, vacation and demolition.
- 16.16.170 Notice to vacate - Posting.
- 16.16.180 Notice to vacate - Compliance.
- 16.16.190 Appeal - UHC Chapter 12.
- 16.16.200 Procedures for conduct of hearing appeals - UHC Chapter 13.
- 16.16.210 Compliance - UHC Section 1401.
- 16.16.220 Performance of work of repair or demolition - UHC Chapter 15.
- 16.16.230 Recovery of cost of repair or demolition - UHC Chapter 16.

16.16.010 Adoption. The Uniform Housing Code, 1997 Edition, as published by or jointly with the International Conference of Building Officials, together with amendments, additions and deletions hereinafter adopted by reference, together with the state building code and with King County modifications which shall be adopted and codified in this chapter are adopted as the King County housing code and hereinafter referred to as "UHC." (Ord. 14111 § 129, 2001).

16.16.020 Enforcement - Right of entry. Section 201.2 of the Uniform Housing Code is not adopted and the following is substituted:

Right of entry (UHC 201.2). The right of entry shall be in accordance with the procedures specified in K.C.C. Title 23.
(Ord. 14111 § 130, 2001: Ord. 12560 § 109, 1996. Formerly K.C.C. 16.04.050106).

16.16.030 Responsibilities defined. Section 201.3 of the Uniform Housing Code is not adopted and the following is substituted:

Responsibilities defined (UHC 201.3). Owners remain liable for violations of duties imposed by this code even though an obligation is also imposed on the occupants of the building, and even though the owner has, by agreement, imposed on the occupant the duty of furnishing required equipment or of complying with this code.

Buildings and structures and parts thereof shall be maintained in a safe and sanitary condition. The owner or the owner's designated agent shall be responsible for such maintenance. To determine compliance with this subsection, the building may be reinspected.

Owners, in addition to being responsible for maintaining buildings in a sound structural condition, shall be responsible for keeping that part of the building or premises which the owner occupies or controls in a clean, sanitary and safe condition, including the shared or public areas in a building containing two or more dwelling units.

Owners shall, when required by this code or the building official or the health ordinance or the health officer, furnish and maintain such approved sanitary facilities as required, and shall furnish and maintain approved devices, equipment or facilities for the prevention of insect and rodent infestation, and when infestation has taken place, shall be responsible for the extermination of any insects, rodents or other pests when such extermination is not specifically made the responsibility of the occupant by law or ruling.

Occupants of a dwelling unit, in addition to being responsible for keeping in a clean, sanitary and safe condition that part of the dwelling or dwelling unit or premises which they occupy and control, shall dispose of their rubbish, garbage and other organic waste in a manner required by the health ordinance and approved by the health officer or the building official.

Occupants shall, when required by this code, the health ordinance or the health officer, furnish and maintain approved devices, equipment or facilities necessary to keep their premises safe and sanitary. (Ord. 14111 § 131, 2001).

16.16.040 Enforcement - Substandard buildings. Section 202 of the Uniform Housing Code is not adopted and the following is substituted:

Substandard buildings (UHC 202). All buildings or portions thereof which are determined to be substandard as defined in this Code are hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition, or removal in accordance with the procedures specified in K.C.C. Title 23.

(Ord. 14111 § 132, 2001: Ord. 12560 § 110, 1996. Formerly K.C.C. 16.04.050107).

16.16.050 Enforcement - Housing advisory and appeals board. Section 203 of the Uniform Housing Code is not adopted. (Ord. 14111 § 133, 2001: Ord. 12560 § 111, 1996. Formerly K.C.C. 16.04.050108).

16.16.060 Enforcement - Violations. Section 204 of the Uniform Housing Code is not adopted and the following is substituted:

Violations (UHC 204). It shall be unlawful for any person, firm or corporation whether as owner, lessee, sublessee, or occupant, to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done, contrary to or in violation of this code or any order issued by the building official hereunder. This section shall be enforced in accordance with the procedures specified in K.C.C. Title 23.

(Ord. 14111 § 134, 2001: Ord. 12560 § 112, 1996. Formerly K.C.C. 16.04.050109).

16.16.070 Definitions. Section 401 of the Uniform Housing Code is not adopted and the following is substituted:

Definitions (UHC 401). For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in either this chapter or as specified in the Building Code. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, copyright 1986, shall be considered as providing ordinary accepted meanings. Words in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

“Building Code” is the Uniform Building Code promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

“Congregate Residence” means any building or portion thereof that contains facilities for living, sleeping and sanitation, as required by this code, and may include facilities for eating and cooking, for occupancy by other than a family. A congregate residence may be a shelter, convent, monastery, dormitory, fraternity or sorority house but does not include jails, hospitals, nursing homes, hotels or lodging houses.

“Efficiency Dwelling Unit” means a dwelling unit containing only one habitable room and meeting the requirements of Section 503.2, exception.

“Health Officer” means the legally designated head of the Department of Health of this jurisdiction.

“Hot Water” means water supplied to plumbing fixtures at a temperature of not less than 120°F (49°C).

“Lodging House” means any building or portion thereof containing not more than five guest rooms where rent is paid in money, goods, labor or otherwise.

“Mechanical Code” is the Uniform Mechanical Code promulgated by the International Conference of Building Officials, as adopted by this jurisdiction.

“Nuisance” The following shall be defined as nuisances:

1. Any public nuisance known at common law or in equity jurisprudence.
2. Any attractive nuisance that may prove detrimental to persons whether in a building, on the premises of a building or on an unoccupied lot. This includes any abandoned wells, shafts, basements or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation that may prove a hazard.
3. Whatever is dangerous to human life or is detrimental to health, as determined by the health officer or building official.
4. Overcrowding a room with occupants.
5. Insufficient ventilation or illumination.
6. Inadequate or unsanitary sewage or plumbing facilities.
7. Uncleanliness, as determined by the health officer.
8. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings, as determined by the health officer or building official.

“Plumbing Code” is the Plumbing Code as adopted by this jurisdiction. (Ord. 14111 § 135, 2001).

16.16.080 Space and occupancy standards - Ventilation. Section 504.3 of the Uniform Housing Code is not adopted and the following is substituted:

Ventilation (UHC 504.3). Guest rooms and habitable rooms within a dwelling unit or congregate residence shall be provided with natural ventilation by means of openable exterior openings with an area of not less than one twentieth of the floor area of such rooms with a minimum of 5 square feet (0.46m²).

In lieu of required exterior openings for natural ventilation, a mechanical ventilating system may be provided. Such system shall be capable of providing two air changes per hour in all guest rooms, dormitories, habitable rooms and in public corridors. One fifth of the air supply shall be taken from the outside.

Bathrooms, water closet compartments, laundry rooms and similar rooms shall be provided with natural ventilation by means of openable exterior openings with an area not less than one twentieth of the floor area of such rooms with a minimum of 1 1/2 square feet (0.14 m²).

In lieu of required exterior openings for natural ventilation in bathrooms containing a bathtub or shower or combination thereof, laundry rooms, and similar rooms, a mechanical ventilation system connected directly to the outside capable of providing five air changes per hour shall be provided. The point of discharge of exhaust air shall be at least 3 feet (.914 m) from any opening into the building. Bathrooms which contain only a water closet or lavatory or combination thereof, and similar rooms may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

EXCEPTION: In cases of conflict between the ventilation requirements of this section and the ventilation requirements of chapter 51-13 WAC, Washington State Ventilation and Indoor Air Quality Code, effective June 30, 1995, the provisions of chapter 51-13 WAC Washington State Ventilation and Indoor Air Quality Code effective June 30, 1995, shall govern.
(Ord. 14111 § 136, 2001: Ord. 12560 § 113, 1996. Formerly K.C.C. 16.04.050110).

16.16.090 Sanitation - Installation and maintenance. Section 505.7 of the Uniform Housing Code is not adopted and the following is substituted:

Installation and maintenance (UHC 505.7). All sanitary facilities shall be installed and maintained in a safe and sanitary condition and in accordance with all applicable laws.
(Ord. 14111 § 137, 2001: Ord. 12560 § 114, 1996. Formerly K.C.C. 16.04.050111).

16.16.100 Mechanical requirements - Heating. Section 701.1 of the Uniform Housing Code is not adopted and the following is substituted:

Heating (UHC 701.1) Dwelling units, guest rooms and congregate residences shall be provided with heating facilities capable of maintaining a room temperature of 70° F. (21.1° C) at a point 3 feet (.914 m) above the floor in all habitable rooms when the outside temperature is as set forth in WAC 51-11, the Washington State Energy Code (second edition), effective June 30, 1995. Such facilities shall be installed and maintained in a safe condition and in accordance with Section 3102 of the Building Code, the Mechanical Code, and all other applicable laws. Unvented fuel-burning heaters shall not be permitted. All heating devices or appliances shall be of an approved type.
(Ord. 14111 § 138, 2001: Ord. 12560 § 115, 1996. Formerly K.C.C. 16.04.050112).

16.16.110 General. Section 1001.1 of the Uniform Housing Code is not adopted and the following is substituted:

General (UHC 1001.1). Any building or portion thereof that is determined to be an unsafe building in accordance with Section 102 of the Building Code, or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or on a premises, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof, shall be deemed and hereby are declared to be substandard.
(Ord. 14111 § 139, 2001).

16.16.120 Inadequate sanitation. Section 1001.2 of the Uniform Housing Code is not adopted and the following is substituted:

Inadequate sanitation (UHC 1001.2). Buildings or portions thereof shall be deemed substandard when they are insanitary. Inadequate sanitation shall include, but not be limited to, the following:

1. Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.
2. Lack of or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
3. Lack of or improper kitchen sink in a dwelling unit.
4. Lack of hot and cold running water to plumbing fixtures in a hotel.
5. Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house.
6. Lack of adequate heating facilities.
7. Lack of or improper operation of required ventilating equipment.
8. Lack of minimum amounts of natural light and ventilation required by this code.
9. Room and space dimensions less than required by this code.
10. Lack of required electrical lighting.

11. Dampness of habitable rooms.
 12. Infestation of insects, vermin or rodents as determined by the health officer or building official.
 13. General dilapidation or improper maintenance.
 14. Lack of connection to required sewage disposal system.
 15. Lack of adequate garbage and rubbish storage and removal facilities as determined by the health officer or building official.
- (Ord. 14111 § 140, 2001).

16.16.130 Fire hazard. Section 1001.9 of the Uniform Housing Code is not adopted and the following is substituted:

Fire hazard (UHC 1001.9). Any building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation that, in the opinion Fire Marshal or the Building Official, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause shall be considered substandard. (Ord. 14111 § 141, 2001).

16.16.140 Notices and orders of the building official - Commencement of proceedings. Section 1101.1 of the Uniform Housing Code is not adopted and the following is substituted:

Commencement of proceedings (UHC 1101.1). When the building official has inspected or caused to be inspected a building and has found and determined that such building is a substandard building, the building official may commence proceedings pursuant to the procedures specified in K.C.C. Title 23.
(Ord. 14111 § 142, 2001; Ord. 12560 § 116, 1996. Formerly K.C.C. 16.04.050113).

16.16.150 Notices and orders of the building official - Recordation of notice and order. Section 1102 of the Uniform Housing Code is not adopted and the following is substituted:

Recordation of notice and order (UHC 1102). Recordation of notice and order shall be in accordance with the procedures as specified in K.C.C. Title 23.
(Ord. 14111 § 143, 2001; Ord. 12560 § 117, 1996. Formerly K.C.C. 16.04.050114).

16.16.160 Notices and orders of the building official - Repair, vacation and demolition. Section 1103 of the Uniform Housing Code is not adopted and the following is substituted:

Repair, vacation and demolition (UHC 1103). The following standards shall be followed by the building official (and by the hearing examiner if an appeal is taken) in ordering the repair, vacation or demolition of any substandard building structure:

1. If any building is declared a substandard building under this ordinance, it shall either be repaired in accordance with the current Building Code or shall be demolished at the option of the building owner.
2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or the occupants, it shall be ordered to be vacated and secured from entry.

(Ord. 14111 § 144, 2001; Ord. 12560 § 118, 1996. Formerly K.C.C. 16.04.050115).

16.16.170 Notice to vacate - Posting. Section 1104.1 of the Uniform Housing Code is not adopted and the following is substituted:

Posting (UHC 1104.1). In addition to being served as provided in K.C.C. Title 23, a notice to vacate or abate as nuisance may be posted at or upon each exit of the building or upon the premises where the exits exist in substantially the following form:

KING COUNTY BUILDING SERVICES DIVISION
900 OAKESDALE AVENUE SOUTHWEST
RENTON, WASHINGTON 98055-1219

**NOTICE IS HEREBY GIVEN THAT THIS BUILDING
MUST NOT BE OCCUPIED
UNTIL INSPECTION AND APPROVAL**

For Further Information: By: _____

Inspector/Officer

Telephone: _____

Date: _____

WARNING! The removal, mutilation, destruction or concealment of this notice is a misdemeanor.
(Ord. 14111 § 145, 2001: Ord. 12560 § 119, 1996. Formerly K.C.C. 16.04.050116).

16.16.180 Notice to vacate - Compliance. Section 1104.2 of the Uniform Housing Code is not adopted and the following is substituted:

Compliance (UHC 1104.2). Whenever such notice is posted, the building official shall include a notification thereof in the notice and order issued by him under K.C.C. Title 23, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition, or removal have been completed and a certificate of occupancy is issued pursuant to the provisions of the Building Code. Any person violating this section shall be guilty of a misdemeanor.

(Ord. 14111 § 146, 2001: Ord. 12560 § 120, 1996. Formerly K.C.C. 16.04.050117).

16.16.190 Appeal - UHC Chapter 12. Chapter 12, Appeal, of the Uniform Housing Code is not adopted and is substituted with the appeals procedures as specified in K.C.C. Title 23. (Ord. 14111 § 147, 2001: Ord. 12560 § 121, 1996. Formerly K.C.C. 16.04.050118).

16.16.200 Procedures for conduct of hearing appeals - UHC Chapter 13. Chapter 13, Procedures for Conduct of Hearing Appeals, of the Uniform Housing Code is not adopted and is substituted with the procedures as specified in K.C.C Title 20. (Ord. 14111 § 148, 2001: Ord. 12560 § 122, 1996. Formerly K.C.C. 16.04.050119).

16.16.210 Compliance - UHC Section 1401. Section 1401, Compliance, of the Uniform Housing Code is not adopted and is substituted with the compliance procedures as specified in K.C.C. Title 23. (Ord. 14111 § 149, 2001: Ord. 12560 § 123, 1996. Formerly K.C.C. 16.04.050120).

16.16.220 Performance of work of repair or demolition - UHC Chapter 15. Chapter 15, Performance of Work of Repair or Demolition, of the Uniform Housing Code is not adopted and is substituted with the procedures as specified in K.C.C. Title 23. (Ord. 14111 § 150, 2001: Ord. 12560 § 124, 1996. Formerly K.C.C. 16.04.050121).

16.16.230 Recovery of cost of repair or demolition - UHC Chapter 16. Chapter 16, Recovery of Cost or Repair or Demolition, of the Uniform Housing Code is not adopted and is substituted with the procedures as specified in K.C.C. Title 23. (Ord. 14111 § 151, 2001. Ord. 12560 § 125, 1996. Formerly K.C.C. 16.04.050122).

Blank

Chapter 16.20
UNIFORM CODE OF ABATEMENT OF DANGEROUS BUILDINGS

Sections:

- 16.20.010 Adoption.
- 16.20.020 Purpose - UCADB Section 102.1.
- 16.20.030 Scope - UCADB Section 102.2.
- 16.20.035 Alterations, additions and repairs (UCADB 103).
- 16.20.040 Enforcement - Administration.
- 16.20.050 Enforcement - Abatement of dangerous buildings.
- 16.20.060 Enforcement - Violations.
- 16.20.070 Enforcement - Board of appeals.
- 16.20.080 Definitions - UCADB Section 301.
- 16.20.090 Dangerous building.
- 16.20.100 Notices and orders of building official - Commencement of proceedings.
- 16.20.110 Notice and order.
- 16.20.120 Service of Notice and order.
- 16.20.130 Method of service.
- 16.20.140 Proof of service.
- 16.20.150 Notice and orders of building official - Recordation of notice and order.
- 16.20.160 Notices and orders of building official - Repair, vacation and demolition.
- 16.20.170 Notice to vacate - Posting.
- 16.20.180 Notice to vacate - Compliance.
- 16.20.190 Appeal - UCADB Chapter 5.
- 16.20.200 Procedures for conduct of hearing appeals - UCADB Chapter 6.
- 16.20.210 Enforcement of the order of the building official or the board of appeals - UCADB Chapter 7.
- 16.20.220 Performance of work of repair or demolition - UCADB Chapter 8.
- 16.20.230 Recovery of cost of repair or demolition - UCADB Chapter 9.

16.20.010 Adoption. The Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition, as published by or jointly with the International Conference of Building Officials, together with amendments, additions and deletions hereinafter adopted by reference, together with the state building code and with King County modifications which shall be adopted and codified in this chapter are adopted as the King County code for the abatement of dangerous buildings and hereinafter referred to as "UCADB." (Ord. 14111 § 153, 2001).

16.20.020 Purpose - UCADB Section 102.1. Section 102.1 of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and the following is substituted:

Purpose (UCADB 102.1). It is the purpose of this code to provide a just, equitable, and practicable method, to be cumulative with and in addition to any other remedy provided by the Uniform Building Code, 1997 Edition, Uniform Housing Code, 1997 Edition, as adopted by King County, or otherwise available by law, whereby buildings, structures or nuisances which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished.

This code also provides an alternative method and process whereby buildings and other structures damaged by a disaster resulting in a declared emergency may be expeditiously evaluated and abated.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

(Ord. 14238, § 1, 2001: Ord. 14111 § 154, 2001: Ord. 12560 § 126, 1996. Formerly K.C.C. 16.04.050123).

16.20.030 Scope - UCADB Section 102.2. Section 102.2 of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and the following is substituted:

Scope (UCADB 102.2). The provisions of this code shall apply to all dangerous buildings or nuisances, as herein defined, which are now in existence or which may hereafter become dangerous in the county.

(Ord. 14111 § 155, 2001: Ord. 12560 § 127, 1996. Formerly K.C.C. 16.04.050124).

16.20.035 Alterations, additions and repairs (UCADB 103). All buildings or structures that are required to be repaired under the provisions of this code shall comply with UBC 3403, except for buildings and structures damaged as a result of a disaster resulting in a declared emergency, as defined in K.C.C. 16.20.080, which shall comply with K.C.C. 16.06.020 through 16.06.080 and 17.04.0816 and 17.04.083. The provisions of K.C.C. 16.06.020 through 16.06.080 and 17.04.0816 and 17.04.083 are not intended to modify requirements that would otherwise apply under the Washington state energy code, chapter 19.27A RCW or provisions in buildings for aged and handicapped persons, chapter 70.92 RCW. (Ord. 14238 § 2, 2001).

16.20.040 Enforcement - Administration. Section 201.1 of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and the following is substituted:

Administration (UCADB 201.1). The building official is hereby authorized to enforce the provisions of this code pursuant to the provisions of K.C.C. Title 23. Such authority shall include, but is not limited to, the authority to order the immediate abatement of any disaster-damaged structure, or a portion thereof, which the building official has determined is an immediately hazardous and dangerous structure, as defined in K.C.C. 16.20.080.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code. (Ord. 14238 § 3, 2001: Ord. 14111 § 156, 2001: Ord. 12560 § 128, 1996. Formerly K.C.C. 16.04.050125).

16.20.050 Enforcement - Abatement of dangerous buildings. Section 202 of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and the following is substituted:

Abatement of dangerous buildings (UCADB 202). All buildings or portions thereof which are determined by the building official to be dangerous as defined in this code are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedure specified in K.C.C. Title 23.

(Ord. 14111 § 157, 2001: Ord. 12560 § 129, 1996. Formerly K.C.C. 16.04.050126).

16.20.060 Enforcement - Violations. Section 203 of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and the following is substituted:

Violations (UCADB 203). It shall be unlawful for any person, firm, or corporation, whether as owner, lessee, sublessee, or occupant, to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code or any order issued by the director hereunder. This section shall be enforced pursuant to the provisions of K.C.C. Title 23.

(Ord. 14111 § 158, 2001: Ord. 12560 § 130, 1996. Formerly K.C.C. 16.04.050127).

16.20.070 Enforcement - Board of appeals. Section 205, Board of Appeals, of the Uniform Code for the Abatement of Dangerous Buildings is not adopted. (Ord. 14111 § 159, 2001: Ord. 12560 § 131, 1996. Formerly K.C.C. 16.04.050128).

16.20.080 Definitions - UCADB Section 301. Section 301 of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and the following is substituted:

General (UCADB 301). For the purpose of this code, certain terms, phrases, words and their derivatives shall be construed as specified in either this chapter or as specified in the Building Code or the Housing Code. Where terms are not defined, they shall have their ordinary accepted meanings within the context with which they are used. *Webster's Third New International Dictionary of the English Language, Unabridged*, copyright 1986, shall be construed as providing ordinary accepted meanings. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine and the feminine the masculine.

ABATE is to take whatever steps are deemed necessary by the building official to return a property to the condition which is neither dangerous nor a nuisance, or to ensure that the property complies with the applicable requirements of this code. Abatement may include, but is not limited to, repair, rehabilitation, removal, or demolition.

BUILDING CODE is the *Uniform Building Code* promulgated by the International Conference of Building Officials, or its successor, as adopted by the county.

DAMAGE RATIO is the ratio of the estimated cost of repairs required to restore the structural members of an immediately hazardous and dangerous structure to their pre-event condition to the estimated replacement cost of the structure.

DANGEROUS BUILDING is any building or structure deemed to be dangerous under the provisions of Section 302 of the Uniform Code of Abatement of Dangerous Buildings.

DECLARED AN EMERGENCY is a proclamation in writing by the King County executive stating that King County or some designated part of the county is in a condition of emergency and procedures reserved for emergency situations are in effect.

DISASTER is an event or set of circumstances of catastrophic nature arising from any cause which reaches such a dimension as to demand immediate action to preserve public health, to protect life and property or to provide relief to any stricken community overtaken by such occurrences or which warrants the declaration of a state of emergency or the execution of emergency management operations plans.

ENGINEERING EVALUATION is an evaluation of structural or nonstructural damage or suspected damage to a structure performed by or under direction of an architect who is licensed in the state of Washington, or a civil or structural engineer licensed in Washington.

HISTORIC STRUCTURE is any structure, or collection of structures and their associated sites, deemed of importance to the history, architecture or culture of an area by an appropriate local, state or federal governmental jurisdiction. Historic structure includes a King County landmark, King County historic resources inventory property, property listed on the national register of historic places, property listed on the Washington state register of historic places, property determined eligible for listing on the national register, and any other property deemed of historic significance by the King County historic preservation officer.

HOUSING CODE is the *Uniform Housing Code* promulgated by the International Conference of Building Officials, or its successor, as adopted by this jurisdiction.

IMMEDIATELY HAZARDOUS AND DANGEROUS STRUCTURE is a structure that has been determined by the building official to constitute an immediate safety hazard because the structure, or some portion of that structure, is determined, to be subject to immediate failure, detachment, dislodgment or collapse and is likely to injure persons, damage property or cause other serious public safety problems.

NONSTRUCTURAL DAMAGE is damage that has been determined through an engineering evaluation to have the potential to cause injury or death to the occupants or the public, or to have the potential to prevent occupancy due to restricted access or egress. Non structural damage includes, but is not limited to, damage to parapets, chimneys, ornamentation, cladding, masonry veneer, glazing, interior partitions, cracks in finishes, damage of equipment, furnishing and mechanical or electrical problems not directly related with fire protection or life safety, but that creates a situation where correction is required for safe operation and occupancy.

NUISANCES shall be defined, for the purpose of this Code, as provided by K.C.C. Title 23.

RAPID ABATEMENT PLAN is a plan prepared pursuant to sections 4 through 15 of this ordinance, for the abatement of an immediately hazardous and dangerous structure damaged by disaster resulting in a declared emergency.

STRUCTURAL DAMAGE is damage that has been determined through an engineering evaluation to have significantly decreased the structural integrity or the vertical and lateral load carrying capacity of the structural frame of a structure. Structural damage includes, but is not limited to, damage to roof or floor systems, columns, diaphragms, walls or vertical bracing, moment frames, framing connections, precast connections, base plate damage, weld failures or serious foundations damage. (14238 § 16, 2001: Ord. 14111 § 160, 2001: Ord. 12560 § 132, 1996. Formerly K.C.C. 16.04.050129).

16.20.090 Dangerous building. Section 302 of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and the following is substituted:

Dangerous building (UCADB 302). For the purpose of this code, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

4. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

6. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

7. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

8. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

9. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

10. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

11. Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.

12. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to persons; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

14. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any nonsupporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer or building official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal or building official to be a fire hazard.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof of an attractive nuisance or hazard to the public.

(Ord. 14111 § 161, 2001).

16.20.100 Notices and orders of building official - Commencement of proceedings. Section 401.1 of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and the following is substituted:

Commencement of proceedings (UCADB 401.1). When the building official has inspected any building and has determined that, or otherwise has reasonable grounds to believe that such building is in a dangerous condition, he/she may commence proceedings to cause the repair, vacation, or demolition of the buildings or premises and issue a notice and order as provided by K.C.C. Title 23.

(Ord. 14111 § 161, 2001; Ord. 12560 § 133, 1996. Formerly K.C.C. 16.04.050130).

16.20.110 Notice and order. Section 401.2, of the Uniform Code for the Abatement of Dangerous Buildings is not adopted. (Ord. 14111 § 163, 2001).

16.20.120 Service of Notice and order. Section 401.3, of the Uniform Code for the Abatement of Dangerous Buildings is not adopted. (Ord. 14111 § 164, 2001).

16.20.130 Method of service. Section 401.4, of the Uniform Code for the Abatement of Dangerous Buildings is not adopted. (Ord. 14111 § 165, 2001).

16.20.140 – 16.20.160

(King County 12-2001)
BUILDING AND CONSTRUCTION STANDARDS

16.20.140 Proof of service. Section 401.5, of the Uniform Code for the Abatement of Dangerous Buildings is not adopted. (Ord. 14111 § 166, 2001).

16.20.150 Notice and orders of building official - Recordation of notice and order. Section 402, Recordation of Notice and Order, of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and substituted with the provisions of K.C.C. Title 23. (Ord. 14111 § 167, 2001: Ord. 12560 § 134, 1996. Formerly K.C.C. 16.04.050131).

16.20.160 Notices and orders of building official - Repair, vacation and demolition. Section 403 of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and the following substituted:

Repair, vacation and demolition (UCADB 403). The following standards shall be followed by the building official (and the Hearing Examiner if an appeal is taken) in ordering the repair, vacation, abatement, or demolition of any dangerous structure or nuisance:

1. A building declared a dangerous building under this code shall either be repaired in accordance with the current building code, except structures damaged as a result of a disaster when the executive has declared an emergency, which shall comply with K.C.C. 16.06.020 through 16.06.080 and 17.04.0816 and 17.04.083; or shall be demolished at the option of the building owner. The provisions of K.C.C. 16.06.020 through 16.06.080 and 17.04.0816 and 17.04.083 are not intended to modify requirements that would otherwise apply under the Washington State energy code, chapter 19.27A RCW or provisions in buildings for aged and handicapped persons, chapter 70.92.

2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, it shall be ordered to be vacated and secured from entry.

3. If the nuisance located on the premises is in such condition as to make it immediately dangerous to life, limb, property or safety of the public, or its occupants, it shall be ordered to be removed, abated or vacated and secured from entry.

(Ord. 14238 § 17, 2001: Ord. 14111 § 168, 2001: Ord. 12560 § 135, 1996. Formerly K.C.C. 16.04.050132).

(King County 12-2001)
(King County 12-2001)

UNIFORM CODE OF ABATEMENT OF DANGEROUS BUILDINGS

16.20.170 – 16.20.200

16.20.170 Notice to vacate - Posting. Section 404.1 of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and the following substituted:

Posting (UCADB 404.1). In addition to being served as provided in K.C.C. Title 23, a notice to vacate or abate as nuisance may be posted at or upon each exit of the building or upon the premises where the exits exist in substantially the following form:

KING COUNTY BUILDING SERVICES DIVISION
900 OAKESDALE AVENUE SOUTHWEST
RENTON, WASHINGTON 98055-1219

NOTICE

DO NOT ENTER

These premises have been found to be unsafe.
This notice is to remain on the premises until
the violations have been corrected.

For further information: . . By: _____

Inspector/Officer

Telephone: 296-_____ Date: _____

WARNING! The removal, mutilation, destruction or concealment of this notice is a misdemeanor.
(Ord. 14111 § 169, 2001: Ord. 12560 § 136, 1996. Formerly K.C.C. 16.04.050133).

16.20.180 Notice to vacate - Compliance. Section 404.2 of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and the following is substituted:

Compliance (UCADB 404.2). Whenever such notice is posted, the building official shall include a notification thereof in the notice and order issued by him/her under K.C.C. Title 23, reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building or any premises which has been so posted, except that entry may be made to repair, abate, demolish or remove such nuisance or building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, abatement, demolition or removal has been completed and, if required, a certificate of occupancy issued pursuant to the provisions of the building code. Any person violating this section shall be guilty of a misdemeanor.
(Ord. 14111 § 170, 2001: Ord. 12560 § 137, 1996. Formerly K.C.C. 16.04.050134).

16.20.190 Appeal - UCADB Chapter 5. Chapter 5, Appeal, of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and substituted with the appeal provisions as specified in K.C.C. Title 23. (Ord. 14111 § 171, 2001: Ord. 12560 § 138, 1996. Formerly K.C.C. 16.04.050135).

16.20.200 Procedures for conduct of hearing appeals - UCADB Chapter 6. Chapter 6, Procedures for Conduct of Hearing Appeals, of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and substituted with the procedures as specified in K.C.C. Title 20. (Ord. 14111 § 172, 2001: Ord. 12560 § 139, 1996. Formerly K.C.C. 16.04.050136).

16.20.210 Enforcement of the order of the building official or the board of appeals - UCADB Chapter 7. Chapter 7, Enforcement of the Order of the Building Official or the Board of Appeals, of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and substituted with the enforcement provisions as specified in K.C.C. Title 23. (Ord. 14111 § 173, 2001: Ord. 12560 § 140, 1996. Formerly K.C.C. 16.04.050137).

16.20.220 Performance of work of repair or demolition - UCADB Chapter 8. Chapter 8, Performance of Work of Repair or Demolition, of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and substituted with the performance procedures as specified in K.C.C. Title 23. (Ord. 14111 § 174, 2001: Ord. 12560 § 141, 1996. Formerly K.C.C. 16.04.050138).

16.20.230 Recovery of cost of repair or demolition - UCADB Chapter 9. Chapter 9, Recovery of Cost of Repair or Demolition, of the Uniform Code for the Abatement of Dangerous Buildings is not adopted and substituted with the provisions as specified in K.C.C. Title 23. (Ord. 14111 § 175, 2001: Ord. 12560 § 142, 1996. Formerly K.C.C. 16.04.050139).

Chapter 16.21
RAPID ABATEMENT OF STRUCTURES DAMAGED BY A DISASTER (UCADB 206)

Sections:

- 16.21.010 Rapid abatement - purpose (UCADB 206.1).
- 16.21.020 Rapid abatement - authority (UCADB 206.2).
- 16.21.030 Rapid abatement plan - applicability (UCADB 206.3).
- 16.21.040 Rapid abatement - compliance (UCADB 206.4).
- 16.21.050 Rapid abatement - assessment of immediacy and notification (UCADB 206.5).
- 16.21.060 Rapid abatement plan - contents (UCADB 206.6).
- 16.21.070 Rapid abatement plan - time frame for submittal (UCADB 206.7).
- 16.21.080 Rapid abatement plan - street and road groups (UCADB 206.8).
- 16.21.090 Rapid abatement plan - time frame for completion of abatement (UCADB 206.9).
- 16.21.100 Rapid abatement plan - disapproval by the building official (UCADB 206.10).
- 16.21.110 Rapid abatement by the building official (UCADB 206.11).

16.21.010 Rapid abatement - purpose (UCADB 206.1). The purpose of establishing procedures for the rapid abatement of structures damaged by a disaster resulting in a declared emergency, as defined in K.C.C. 16.20.080, is to protect the public health and safety by assuring that structures damaged as a result of a disaster are abated in a timely manner and to assure that the public right-of-way is accessible for emergency vehicles in the event of a disaster. (Ordinance 14238 § 5, 2001).

16.21.020 Rapid abatement - authority (UCADB 206.2). The building official, subject to the express provisions of this code, shall have the authority to order the rapid abatement of any structure, or a portion thereof, that has been damaged as a result of a disaster resulting in a declared emergency, which represents an imminent hazard to public health and safety or poses an imminent threat to the public right-of-way. (Ordinance 14238 § 6, 2001).

16.21.030 Rapid abatement plan - applicability (UCADB 206.3). A rapid abatement plan must be prepared for structures determined by the building official to be an immediately hazardous and dangerous structure, which is an imminent hazard to public health and safety or an imminent threat to the public right-of-way. (Ordinance 14238 § 7, 2001).

16.21.040 Rapid abatement - compliance (UCADB 206.4). It shall be unlawful for any person to repair or demolish and remove any disaster-damaged structure, or a portion thereof, without following the applicable procedures set forth in this code and obtaining all required permits. It shall be unlawful for any owner, or owner's agent, to fail or neglect to comply with any valid order of abatement made by the building official pursuant to this code. (Ordinance 14238 § 8, 2001).

16.21.050 Rapid abatement - assessment of immediacy and notification (UCADB 206.5).

1. The building official shall be responsible for determining whether a structure, or a portion thereof, damaged by a disaster, is an immediately hazardous and dangerous structure, as defined in K.C.C. 16.20.080, and represents an imminent hazard to public health and safety or poses an imminent threat to the public right-of-way.

2. Unless extenuating circumstances exist, a disaster-damaged structure surrounded by securely fenced yard for a distance equal to one and one-half times the height of the structure will not be considered to represent an imminent hazard to public health and safety or pose an imminent threat to the public right-of-way.

3. When the building official identifies a structure to be an immediately hazardous and dangerous structure, which is an imminent hazard to public health and safety or an imminent threat to the public right-of-way, the structure shall be posted with a placard which identifies it as an immediately hazardous and dangerous structure, requires that a rapid abatement plan be submitted and identifies the time frame for when it must be submitted.

4. The owner shall be notified within twenty-four hours of posting by telephone, fax, mailing or any other method determined by the director, that the structure has been determined to be an immediately hazardous and dangerous structure, which is an imminent hazard to public health and safety or an imminent threat to the public right-of-way, that a rapid abatement plan is required and the time frame for when it must be submitted. Failure to successfully notify the owner under this section shall not invalidate the requirement for a rapid abatement plan or change the time frame.

5. The building official shall notify the King County office of historic preservation if any historic structure, as identified in K.C.C. 16.20.080, has been determined to be an immediately hazardous and dangerous structure, which is an imminent hazard to public health and safety or an imminent threat to the public right-of-way, and requiring rapid abatement. The abatement, by repair, alteration, restoration, rehabilitation or demolition and removal, of disaster-damaged historic structures shall comply with the provisions of this code. (Ordinance 14238 § 9, 2001).

16.21.060 Rapid abatement plan - contents (UCADB 206.6). The rapid abatement plan shall consist of:

1. The names of all owners of the structure;
2. The address of the structure;
3. An engineering evaluation, as defined in K.C.C. 16.20.080. The engineering evaluation shall include an evaluation of life safety issues related to the safety of the occupants or individuals in the vicinity of the structure. The engineering evaluation also contain a detailed evaluation of the structural and nonstructural damage incurred to the building or structure;
4. Recommendations for temporary repair, or, in lieu of recommendation for temporary repair, a recommendation for demolition; and
5. Schematic recommendations for permanent repair, or, in lieu of schematic recommendations for permanent repair, a recommendation for demolition.

Temporary repair may be comprised of bracing, shoring or other repairs necessary to minimize excessive immediate risk and to restore the structure to a safe condition suitable for continued repair. (Ordinance 14238 § 10, 2001).

16.21.070 Rapid abatement plan - time frame for submittal (UCABD 206.7). The following time frames are established for the submittal of a rapid abatement plan. A maximum of two extensions, of forty-eight hours each, may be added to the initial time frame established for submittal of the rapid abatement. The time frames are measured from the time of posting the placard on the structure. Immediate demolition or abatement can occur prior to submittal of the rapid abatement plan, when indicated. The street groups are classified in K.C.C. 16.21.080.

1. When a structure has more than a minimal potential for immediate collapse, the following time frames apply:

- 1.1. When a structure represents an imminent threat to public health and safety, the owner is required to immediately abate the structure and submit an abatement plan within seventy-two hours of abatement.
- 1.2. When a structure does not represent an imminent threat to public health and safety, but threatens a Group I street or road and an alternative route is available, the owners is required to submit an abatement plan within seventy-two hours. When no alternative route is available, the owner is required to immediately abate the structure and submit an abatement plan within seventy-two hours of abatement.

1.3. When a structure does not represent an imminent threat to public health and safety, but threatens a Group II street or road and an alternative route is available, the owner is required to submit an abatement plan within seventy-two hours. When no alternative route is available, the owner is required to submit an abatement plan within forty-eight hours.

1.4. When a structure does not represent an imminent threat to public health and safety, but threatens a Group III street or road and an alternative route is available, the owner is required to submit an abatement plan within five days. When no alternative route is available, the owner is required to submit an abatement plan within seventy-two hours.

2. When a structure is damaged, but threat of collapse is not great and the structure creates only minor or no risk to life or property and no street or road is threatened, rapid abatement procedures do not apply. (Ordinance 14238 § 11, 2001).

16.21.080 Rapid abatement plan - street and road groups (UCADB 206.8). The following street and road groups apply to the time frames established by K.C.C. 16.21.070. These classification are based on the King County Road Standards.

1. Group I streets and roads are principal arterial, minor arterial, collector arterial or "collector" and neighborhood collectors.

2. Group II streets and roads are subcollectors and business access streets.

3. Group III streets and roads are subaccess streets, minor access streets (Residential), multiple dwelling access streets, industrial access streets and minor access streets (Commercial). (Ordinance 14238 § 12, 2001).

16.21.090 Rapid abatement plan - time frame for completion of abatement (UCADB 206.9).

Approval by the building official of the rapid abatement plan constitutes authority to proceed with abatement. If the building official approves the rapid abatement plan, the owner, or owner's agent, shall complete abatement in accordance with the plan within forty-eight hours of obtaining approval of the plan. Within twenty-four hours of completion of the abatement work, the owner, or owner's agent, shall provide the building official with a written signed verification that the abatement has been completed in conformance with the approved rapid abatement plan. When the abatement includes structural repairs, the verification shall include a written, signed and stamped report from the owner's architect or structural or civil engineer attesting that the engineer has visited the site and that repairs have been completed in general conformance with the approved rapid abatement plan. This written signed and stamped report from the owner's architect or structural or civil engineer and the written and signed verification by the owner or owner's agent may be made by completing and signing and standard form provided by the department of development and environmental services. (Ordinance 14238 § 13, 2001).

16.21.100 Rapid abatement plan - disapproval by the building official (UCADB 206.10). In each case where a rapid abatement plan is disapproved, the building official shall state the reasons for disapproval to the owner, or the owner's agent. Notice of disapproval can be either by direct conversation, a telephone conversation, fax, a written notice of disapproval mailed to the owner, or owner's agent, or any other method determined by the building official. Regardless of the method used for notice of disapproval, the owner, the owner's agent, must submit a revised rapid abatement plan addressing the deficiencies noted by the building official in the notice of disapproval within seventy-two hours. (Ordinance 14238 § 14, 2001).

16.21.110 Rapid abatement by the building official (UCADB 206.11). The building official is authorized to abate a structure which is identified to be an immediately hazardous and dangerous structure, which is an imminent hazard to public health and safety or an imminent threat to the public right-of-way, in the following cases:

1. If the owner fails to respond to the notice of abatement, responds untimely, or responds timely but fails to complete abatement within the required time frame; or
2. If the owner cannot be located within the established time frame; or
3. When the building official determines the structure is an imminent hazard to public health and safety or an imminent threat to the public right-of-way, which must be abated immediately. (Ordinance 14238 § 15, 2001).

Chapter 16.32
KING COUNTY PLUMBING CODE

Sections:

16.32.010	Purpose and policy.
16.32.020	Scope.
16.32.030	Adoption of Uniform Plumbing Code.
16.32.040	Administrative authority.
16.32.050	Enforcement.
16.32.060	Right of entry.
16.32.070	Existing installations.
16.32.080	Fees - permit fees - double permit fee requirements - fees for reinspection service - refund of permit fees.
16.32.085	Gas piping permit and inspection fees.
16.32.090	Work not requiring a permit.
16.32.100	Permit application.
16.32.110	Requirements.
16.32.120	Work inspection.
16.32.130	Stop work notice.
16.32.140	Suspension or revocation of permits.
16.32.150	Liability claims.
16.32.170	Board of appeals.
16.32.190	Section 102.
16.32.200	Section 105.
16.32.210	Section 105.
16.32.240	Section 113.
16.32.250	Section 117.
16.32.280	Section 203.
16.32.290	Section 308.
16.32.292	Section 310.
16.32.297	Section 315.
16.32.300	Section 318.
16.32.305	Section 401.
16.32.320	Section 410.
16.32.325	Materials of the Uniform Plumbing Code.
16.32.330	Section 608.
16.32.340	Section 611.
16.32.350	Section 616.
16.32.358	Section 802.
16.32.360	Section 803.
16.32.370	Section 910.

16.32.380	Section 1003.
16.32.390	Section 1003.
16.32.400	Section 1004.
16.32.410	Section 1007.
16.32.420	Appendix C.
16.32.430	Rainwater systems.
16.32.460	Severability.

16.32.010 Purpose and Policy. This code is enacted as an exercise of the police power of King County to protect and preserve the public peace, health, safety, and welfare. Its provisions shall be liberally construed for the accomplishment of these purposes.

It is expressly the purpose of this code to provide for and promote the health, safety and welfare of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

It is the specific intent of this code to place the obligation of complying with its requirements upon the owner or operator of premises within its scope, and no provision of nor term used in this code is intended to impose any duty whatsoever upon King County or any of its officers or employees, for whom the implementation or enforcement of this code shall be discretionary and not mandatory.

Nothing contained in this code is intended to be nor shall be construed to create or form the basis for any liability on the part of King County, or its officers, employees or agents, for any injury or damage resulting from the failure of the owner or operator of premises to comply with the provisions of this code, or by reason or in consequence of any act or omission in connection with the implementation or enforcement of this code on the part of King County by its officers, employees or agents. (Ord. 6746 § 3, 1984).

16.32.020 Scope. The provisions of this code shall apply to the erection, installation, alteration, addition, repair, relocation, replacement, maintenance or use of any plumbing system except as specifically otherwise provided in this code. (Ord. 6746 § 4, 1984).

16.32.030 Adoption of Uniform Plumbing Code. The Uniform Plumbing Code, Chapters 1 through 10, with Appendices "A" through "D", 1991 Edition, IAPMO Installation Standards, 1991 Edition, 2-90, 3-89, 4-90, 5-90, 6-89, 7-90, 8-89, 9-90, 10-90, 11-87, 12-90, 13-84, 17-90, 18-85, 20-90, 21-89, 22-90, 23-90, 24-90, 25-90, and Chapter 22 of the 1991 Uniform Mechanical Code all published by the International Association of Plumbing and Mechanical Officials, are hereby adopted and together with the provisions of this chapter shall constitute the official Plumbing Code of King County. This chapter shall have precedence over documents adopted by reference. (Ord. 10589 § 1, 1992: Ord. 9151 § 1, 1989: Ord. 8008, 1987: Ord. 6746 § 5, 1984).

16.32.040 Administrative authority. The administrative authority is the Seattle-King County director of public health or his authorized representative who shall administer and enforce the provisions of the plumbing and mechanical code (Chapter 22 of the 1982 Uniform Mechanical Code) as adopted or amended except as provided herein. The water purveyor shall administer and enforce provisions relating to the inspection and approval of water meters, and where applicable, the building supply piping. (Ord. 10589 § 2, 1992: Ord. 6746 § 6, 1984).

16.32.050 Enforcement.

A. Authority to abate. Any portion of a plumbing system found by the administrative authority to be insanitary as defined in this code is hereby declared to be a nuisance.

B. Faulty plumbing system shall be abated. Where a nuisance exists or a plumbing system is maintained in violation of this code or any notice issued pursuant to this section, the administrative authority shall require such nuisance or violation to be abated and shall take such steps as may be necessary to abate the same in the manner provided by law.

C. Plumbing system shall comply with code. If at any time the administrative authority shall find that any plumbing system is not in compliance with this code, or is otherwise unlawful, or dangerous or insanitary, or a menace to life, health or property, he is authorized to give notice of the corrections to the agent, owner or occupant of personal service, or by mail, or by posting on the premises. (Ord. 6746 § 7, 1984).

16.32.060 Right of entry. Upon presentation of proper credentials, the administrative authority may, with the consent of the occupant or with the consent of the owner of an unoccupied building or pursuant to a lawfully issued warrant, enter at reasonable times any building or premises to perform any duty imposed upon him by this code. (Ord. 6746 § 8, 1984).

16.32.070 Existing installations.

A. Any plumbing system lawfully installed prior to the effective date of this code may have its existing use continued and may be maintained or repaired if such use, maintenance or repair is in accordance with the original design and location and does not constitute a hazard to the public health, safety or welfare.

B. The owner or his designated agent shall be responsible for the maintenance of such existing plumbing system in a safe and sanitary condition. (Ord. 6746 § 9, 1984).

16.32.080 Fees - permit fees - double permit fee requirements - fees for reinspection service - refund of permit fees.

A. An applicant for a permit to do work under this code shall pay for each permit, at the time of issuance, a fee in accordance with the following schedule, and at the rate provided for each permit classification shown in the schedule:

SCHEDULE OF FEES

Base plumbing permit fee for one fixture or trap, other than double check valve assemblies or reduced pressure principle backflow prevention devices, for which a separate permit shall be obtained at the rates in this schedule	\$95.00
For each additional plumbing fixture or trap including water drainage vent piping and backflow protection therefor.....	10.00
For each atmospheric vacuum breaker in irrigation systems, tanks, vats, etc. or for installation on unprotected plumbing fixtures including necessary water piping	
Vacuum breaker - one to five - each device.....	10.00
Vacuum breaker - over five - each device.....	5.00
Pressure vacuum breaker.....	10.00
Reduced pressure principle backflow prevention device or double check valve assembly:	
Base plumbing permit for one device or assembly	95.00
Each additional device or assembly	10.00

FEES FOR MISCELLANEOUS INSPECTION SERVICES

Fees for inspection service outside regular working hours or for inspection service requested but not covered by a permit will be charged for at a rate equal to the cost of performing the service.

Fees for permanent location inspection of factory housing or modular unit containing plumbing -	
For each single-family dwelling or each modular unit containing plumbing.....	20.00
Plumbing permit includes on-site connections of building drain extensions, water service and necessary gas piping connections.	
Additional plumbing fixtures installed after factory installation of plumbing for each plumbing fixture or trap.....	
	10.00
Fees for reconnection and retest of plumbing systems in relocated buildings - For each building containing plumbing.....	
	20.00
Plumbing permit includes on-site connections of building drain extensions, water service and necessary gas piping connections.	
Additional plumbing fixtures installed after relocation of building for each plumbing fixture or rap.....	
	10.00

For the purpose of this section, "fixture" means an appliance that is connected with a water, drain or vent pipe, but a sillcock faucet or hose bibb is not considered a fixture. A sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached is a fixture.

B. A person who commenced work for which a permit is required by this code without first having obtained the permit, shall upon subsequent application for the permit pay double the fee fixed by the schedule of fees for the work in subsection A of this section unless it is proved to the satisfaction of the administrative authority that the work was urgently necessary and that it was not practical to obtain a permit before the commencement of the work. In all such emergency cases, a permit shall be obtained as soon as it is practical to do so, and if there is an unreasonable delay in obtaining the permit, a double fee shall be charged as provided in this code.

C. A reinspection fee of one hundred dollars may be assessed for each inspection or reinspection if the portion of work for which inspection is called is not complete or if corrections called for are not made. This subsection does not require inspection fees the first time a job is rejected for failure to comply with this code, but as controlling the practice of calling for inspection or reinspection.

Reinspection fees may be assessed if the permit is not properly posted on the work site, the work to be inspected is not under test, for failure to provide access on the date for which inspection is requested or for failure to make required corrections. Requests for reinspection shall be made in writing upon forms furnished for that purpose, and shall be accompanied by the reinspection fee in accordance with this section. If reinspection fees have been assessed, additional inspection of the work shall not be performed until the required fees have been paid.

D. If the work for which a permit fee has been paid is not started, the administrative authority, upon proper application for refund and surrender of the permit for cancellation, shall issue a refund. In determining the amount of refund due, the administrative authority shall deduct the amount of the basic fee to cover the cost of administration of the permit. A refund shall not be made for an expired permit. (Ord. 14522 § 2, 2002: Ord. 13665 § 2, 1999: Ord. 12923 § 1, 1997: Ord. 11134 § 1, 1993: Ord. 10174 § 1, 1991: Ord. 9716 § 1, 1990: Ord. 6746 § 10, 1984).

16.32.085 Gas piping permit and inspection fees. Health department gas piping permit and inspection fees.

- A. Additional outlets (each).....\$10.00
- B. Each gas piping permit (basic fee for one outlet).....\$95.00

C. A reinspection fee of one hundred dollars may be assessed for each inspection or reinspection when the portion of work for which inspection is called is not complete or when corrections called for are not made. This subsection is not to be interpreted as requiring inspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspection or reinspection.

Reinspection fees may be assessed when the permit is not properly posted on the work site, the work to be inspected is not under test, for failure to provide access on the date for which inspection is requested, or for failure to make required corrections. To obtain a reinspection the applicant shall file an application for the reinspection in writing upon a form furnished for that purpose, and pay the reinspection fee in accordance with this section. In instances where reinspection fees have been assessed, additional inspection of the work shall not be performed until the required fees have been paid. (Ord. 14522 § 3, 2002: Ord. 12923 § 2, 1997: Ord. 11134 § 2, 1993: Ord. 10174 § 2, 1991: Ord. 9716 § 2, 1990: Ord. 8330 § 34, 1987).

16.32.090 Work not requiring a permit. A permit is not required for the repair or replacement of a plumbing fixture; the repair or replacement of a valve or faucet in a water supply system; the clearance of stoppages in drainage piping; the stopping of leaks; or the repair or replacement of domestic hot water tanks. (Ord. 6746 § 11, 1984).

16.32.100 Permit application. Applications for permits shall be made on forms provided by the administrative authority for such purpose and shall give a description of the work proposed to be done, the name of the contractor and permit applicant, and the location, ownership, and occupancy upon which such work is to be done. The administrative authority may require to be furnished plans, specifications or drawings and may require such other information as he shall deem necessary for the administration and enforcement of this code.

If the administrative authority determines that the plans, specifications, drawings, descriptions, and other information furnished by the applicant are in compliance with this code and that the applicant is licensed to perform the work to be permitted, he shall issue the permit applied for upon payment of the prescribed fee.

A. Owner's permit. Nothing contained in this code shall prohibit any bona fide owner from installing plumbing or making alterations or repairs in his own building as permitted under the following terms and conditions, but this exemption shall not apply to any person who constructs an improvement on his/her own property with the intention and for the purpose of selling the improved property:

1. Such owner shall apply in person, secure a permit, and pay the required fee as set forth in the schedule of fees in this code.

2. Such owner shall do the work in the manner required by this code subject to inspection and approval by the administrative authority.

It is unlawful for any person having an owner's permit to allow any other person, including a licensed plumber, to do any work under such owner's permit.

B. Existing permits. Any work authorized by a permit in effect on the effective date of this code shall be performed pursuant to the laws and ordinances under which such permit was issued, and any conflicting requirement of this code shall not apply to such work. (Ord. 10589 § 3, 1992; Ord. 6746 § 12, 1984).

16.32.110 Requirements.

A. Permit requirements. Except as provided in K.C.C. 16.32.090 it is unlawful for any person to perform any work on any plumbing system without having obtained a permit in accordance with this code.

B. Separate permit for each building. A separate permit shall be obtained for each building or structure and such permit shall be posted on the building or structure wherein the work under such permit is being performed, and shall not be removed until the work has been finally approved by the administrative authority.

C. Permit violation. No person to whom a permit has been issued shall allow any other person to do or cause to be done any work under such permit except persons in the employ of such permittee.

D. Plumbing to be installed in accordance with code. The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this code, and no permit purporting to give authority to violate or cancel the provisions of this code shall be valid except insofar as the work or use authorized is in compliance with this code.

E. Plumbing code shall not be violated. The issuance or granting of a permit or approval of plans and specifications shall not prevent the administrative authority from thereafter requiring the correction of errors in said plans and specifications or from preventing work being carried on under any such permit when in violation of this code or of any other ordinance or from revoking any certificate of approval issued in error.

F. Plumbing permit shall be posted. Every plumbing permit shall be posted on the building, structure, or premises where the work permitted is being performed and shall not be removed until the work has been finally approved by the administrative authority.

G. Permits shall become null and void one year from issue. Every permit issued by the administrative authority under the provisions of this code shall expire by limitation and become null and void one (1) year from date of issue. Permits expired for not more than one year may be renewed for one-half (1/2) the original cost or fifty dollars (\$50.00), whichever is less. Permits expired for more than one (1) year will require the regular scheduled fees. (Ord. 6746 § 13, 1984).

16.32.120 Work Inspection.

A. All plumbing and drainage systems shall be inspected by the administrative authority for compliance with the requirements of this code.

B. Notification for inspection. It shall be the duty of the person doing the work authorized by a permit to notify the administrative authority that the work is ready for inspection. Such notification may be given either orally or in writing and shall be given not less than twenty-four (24) hours before the work is to be inspected. Before such notification is given it shall be the duty of the person doing the work to make sure that work to be inspected will stand the test or tests prescribed in this code. (Ord. 6746 § 14, 1984).

16.32.130 Stop work notice. Whenever any work is being done contrary to the provisions of this code, the administrative authority may order the work stopped by giving notice in writing to the person or persons doing or causing such work to be done, and any such person or persons shall forthwith stop such work until authorized by the administrative authority to proceed therewith. (Ord. 6746 § 15, 1984).

16.32.140 Suspension or revocation of permits.

A. In addition to other penalties provided by law, any permit issued under this code may be suspended or revoked where the same was issued in error or on the basis of incorrect information supplied by the applicant, or for the violation of any of the provisions of this code or other ordinances or any rules and regulations adopted by the administrative authority.

B. Permittee shall be notified by certified mail of suspension or revocation of permit. Actions to suspend or revoke any permit shall be commenced by mailing by certified mail to the permittee at the address shown on the permit records of the administrative authority, a written notice setting forth in specific terms the basis for such suspension or revocation.

C. Permittee shall file with administrative authority within ten (10) days. The permittee shall, within ten (10) days after the mailing of such notice, file with the administrative authority his written answer which shall admit or deny the allegations of such notice and may set forth such defenses and/or additional matter as said permittee shall deem appropriate. If the permittee desires a hearing in such action, he shall request the same in his answer.

D. Should cause exist, administrative authority may suspend or revoke permit. Upon failure of any such permittee to file an answer as herein provided, or in the event no hearing is requested, the administrative authority shall investigate and make findings and if cause exists therefore may suspend or revoke such permit.

E. Hearing examiner shall give notice of hearing. If a hearing is requested by the permittee, the administrative authority shall forward such request together with the notice of suspension or revocation and the permittee's answer thereto to the hearing examiner who shall give notice and conduct such hearing and thereafter recommend to the administrative authority a proposed decision in accordance with King County Code Title 23. (Ord. 6746 § 16, 1984).

16.32.150 Liability claims. The administrative authority or any employee performing duties in connection with the enforcement of this code and acting in good faith and without malice in the performance of such duties shall be relieved from any personal liability for any damage to persons or property as a result of any act or omission in the discharge of such duties, and in the event of claims and/or litigation arising from any such act or omission, the prosecuting attorney shall, at the request of and on behalf of said administrative authority or employee, investigate and defend such claims and/or litigation and if the claim be deemed by the prosecuting attorney a proper one or if judgment be rendered against such administrative authority or employee, said claim or judgment shall be paid by King County. (Ord. 6746 § 17, 1984).

16.32.170 Board of appeals.

A. A board of appeals shall be established and shall consist of six voting members with one member representing journeyman plumbers, plumbing contractors, professional mechanical engineers and building owners and two members representing the public. The administrative authority shall serve as a nonvoting member of the board. The board of appeals shall elect a chair and a secretary who shall serve at the pleasure of the board.

B. Any party aggrieved by a decision of the administrative authority made in accordance with this code either in the context of a specific project or permit application or in the context of an application for approval of an alternate material or method of construction, or both, may file a written petition for appeal to the board, accompanied by a nonrefundable fee of one hundred dollars. Appeals shall be heard at reasonable times at the convenience of the board, but not later than thirty days after receipt of the petition. However, this time requirement may be waived by written agreement between the administrative authority and the appellant if doing so will facilitate resolution of the dispute. The appellant shall be entitled to appear in person before the board, to be represented by an attorney, and to introduce evidence in support of such petition. The appellant shall cause to be made at the appellant's own expense any test or research required by the board for the substantiation of any claim or claims made by the appellant. The board of appeals shall determine whether a correct interpretation of this code has been made by the administrative authority.

C. Decisions of the board: shall be in writing; shall be distributed to the administrative authority and the appellant; and shall apply only to the case being heard. Board decisions are deemed issued on the date that the decision is delivered to the appellant or the appellant's counsel or, if the decision is mailed, on the date of mailing. A person aggrieved by a decision of the board may appeal the decision of the board to the King County hearing examiner as provided in K.C.C. chapter 20.24.

D. The board may make recommendations to the administrative authority for changes in the code. (Ord. 13665 § 3, 1999: Ord. 10589 § 5, 1992: Ord. 6746 § 19, 1984).

16.32.190 Section 102. Section 102 of the Uniform Plumbing Code is amended by deleting definition "(c) Administrative Authority." (Ord. 6746 § 21, 1984).

16.32.200 Section 105. Section 105 of the Uniform Plumbing Code is amended by deleting definition "(a) Department Having Jurisdiction." (Ord. 6746 § 22, 1984).

16.32.210 Section 105. Section 105, of the Uniform Plumbing Code is amended by adding definition "(d-1) Domestic Water Heater" to read as follows:

(d-1) Domestic Water Heater. A domestic water heater is a tank with a self-contained heating unit which stores potable hot water for residential or commercial use with a nominal water containing capacity of one-hundred twenty (120) gallons or less, having a heating input of two-hundred thousand (200,000) Btu's per hour or less used for hot water supply at pressure of one-hundred sixty pounds per square inch (160 psi) or less and at operating temperatures of two-hundred ten degrees Fahrenheit (210°F) or less. (Ord. 10589 § 6, 1992: Ord. 6746 § 23, 1984).

16.32.240 Section 113. Section 113 of the Uniform Plumbing Code, definition "(d) Listing Agency", is amended to read as follows:

(d) Listing Agency. Listing agency means an agency accepted by the administrative authority which is in the business of listing or labeling and which maintains a periodic inspection program on current production of listed models, and which makes available a published report of such listing in which specific information is included that the product has been tested to approved standards and found safe for use in a specified manner. Listing agencies approved by the administrative authority are as follows:

International Association of Plumbing and Mechanical Officials (I.A.P.M.O.)
Washington State Department of Social and Health Services
National Sanitation Foundation (N.S.F.)
City of Los Angeles Testing Laboratory
American Gas Association
Canadian Gas Association
Underwriter Laboratories

Listing agencies or testing laboratories are not limited to the above named agencies.

Other testing or listing agencies may be added to the approved list as the administrative authority deems necessary. (Ord. 6746 § 26, 1984).

16.32.250 Section 117. Section 117 of the Uniform Plumbing Code, definition "(g) Plumbing System", is amended to read as follows:

(g) Plumbing System. The plumbing system means and includes all potable water supply and distribution pipes, all plumbing fixtures and traps, all drainage and vent pipe and all building drains, including their respective joints and connections, devices, receptacles and appurtenances within the property lines of the premises and shall include potable water piping, potable water treating or using equipment, lawn sprinkler systems and rainwater leaders. (Ord. 6746 § 27, 1984).

16.32.280 Section 203. Subsection (d) of Section 203, Use of Copper Tubing, of the Uniform Plumbing Code is amended to read as follows:

(d) Copper tube for water piping shall have a weight of not less than that of copper water tube Type L. Exception: Type M copper tubing may be used for water piping when piping is above ground in a building. (Ord. 6746 § 30, 1984).

16.32.290 Section 308. Section 308, Improper Location, of the Uniform Plumbing Code is amended as follows:

(a) General. Piping, fixtures or equipment shall not be so located as to interfere with the normal use thereof or with the normal operation and use of windows, doors or other required facilities.

(b) Elevators. Pipes or ducts conveying gases, vapors, or liquids and not used in connection with the operation of the elevator shall not be installed or replaced in any hoistway, elevator machine room or elevator machinery space.

Exceptions to subsection (b) are as follows:

(1) Steam and hot water pipes may be installed in hoistways, machine rooms and machinery spaces for the purpose of heating these areas only, subject to the following:

(A) Heating pipes shall convey only low pressure steam (fifteen pounds per square inch (15 psi) or less) or hot water at pressures of one hundred sixty pounds per square inch (160 psi) or less and temperatures of two hundred fifty degrees Fahrenheit (250°F) or less.

- (B) All risers and return pipes shall be located outside the hoistway.

16.32.290 - 16.32.297

(King County 12-2001)
BUILDING AND CONSTRUCTION STANDARDS

- (C) Traps and shut-off valves shall be provided in accessible locations outside these spaces.
- (2) Ducts for heating, cooling, ventilating and venting may be installed in the machine room and machinery space.
- (3) Pipes for sprinklers only may be installed in these spaces subject to the following:
- (A) All risers and returns shall be located outside these spaces.
- (B) Branch lines in hoistway shall supply sprinklers at not more than one floor level.
- (C) Shut-off valves shall be provided in accessible locations outside these spaces.
- (4) Piping for pit and sump pumps may be installed. (Ord. 10589 § 7, 1992; Ord. 6746 § 31, 1984).

16.32.292 Section 310. Section 310 of the Uniform Plumbing Code is replaced by the following:
Section 310, Prohibited Fittings and Practices

- (a) No double hub fitting, single or double tee branch, single or double tapped tee branch, side inlet quarter bend, running thread, band or saddle shall be used as a drainage fitting, except that a double hub sanitary tapped tee may be used on a vertical line as a fixture connection.
- (b) No drainage or vent piping shall be drilled and tapped for the purpose of making connections thereto, and no cast iron soil pipe shall be threaded.
- (c) No waste connection shall be made to a closet bend or stub of a water closet or similar fixture.
- (d) Except as hereinafter provided in Sections 613, 614, and 615, no vent pipe shall be used as a soil or waste pipe, nor shall any soil or waste pipe be used as a vent.
- (e) No fitting, fixture and piping connection, appliance, device or method of installation which obstructs or retards the flow of water, wastes, sewage or air in the drainage or venting systems in an amount greater than the normal frictional resistance to flow, shall be used unless it is indicated as acceptable in this code or is approved by the administrative authority as having a desirable and acceptable function and of ultimate benefit to the proper and continuing functioning of the plumbing system. The enlargement of three (3) inch (76.2 mm) closet bend or stub to four (4) inches (101.6 mm) shall not be considered an obstruction.
- (f) Except for necessary valves, where intermembering or mixing of dissimilar metals occur, the point of connection shall be confined to exposed or accessible locations.
- (g) All valves, pipes, and fittings shall be installed in correct relationship to the direction of flow. (Ord. 10589 § 8, 1992).

16.32.297 Section 315. Section 315 of the Uniform Plumbing Code is replaced by the following:
Section 315. Protection of piping materials and structures.

- (a) All piping passing under or through walls shall be protected from breakage. All piping passing through or under cinders or other corrosive materials shall be protected from external corrosion in an approved manner. Approved provisions shall be made for expansion of hot water piping. Voids around piping passing through concrete floors on the ground shall be appropriately sealed.
- (b) All piping in connection with a plumbing system shall be so installed that piping or connections will not be subject to undue strains or stresses, and provisions shall be made for expansion, contraction, and structural settlement. No piping shall be directly embedded in concrete or masonry walls or footings. No structural member shall be seriously weakened or impaired by cutting, notching, or otherwise.

(c) All trenches deeper than the footing of any building or structure and paralleling the same must be at least forty-five (45) degrees therefrom, unless permission be otherwise granted by the administrative authority.

(d) No building sewer or other drainage piping or part thereof, constructed of materials other than those approved for use under or within a building, shall be installed under or within two (2) feet (.6m) of any building or structure, or less than one (1) foot (.3m) below the surface of the ground.

(e) Piping subject to undue corrosion, erosion, or mechanical damage shall be protected in an approved manner.

(f) No water, soil, or waste pipe shall be installed or permitted outside of a building or in an exterior wall unless, where necessary, adequate provision is made to protect such pipe from freezing. All hot and cold water pipes installed outside the conditioned space shall be insulated to a minimum R-3. (Ord. 10589 § 9, 1992).

16.32.300 Section 318. Section 318, Inspection and Testing, of the Uniform Plumbing Code is amended by deleting Subsection (b) Testing - Sub-Section (5) "Building sewer test." (Ord. 6746 § 32, 1984).

16.32.305 Section 401. Section 401 Materials of the Uniform Plumbing Code is replaced by the following:

(a) Drainage piping shall be cast iron, galvanized steel, galvanized wrought iron, lead, copper, brass, Schedule 40 ABS, DWV, Schedule 40 PVC DWV, extra strength vitrified clay pipe, or other approved materials having a smooth and uniform bore, except that:

(1) No galvanized wrought iron or galvanized steel pipe shall be used underground and shall be kept at least six (6) inches (152.4 mm) above ground.

(2) No vitrified clay pipe or fittings shall be used above ground or where pressurized by a pump or ejector. They shall be kept at least twelve (12) inches (.3m) below ground.

(b) Drainage fittings shall be of cast iron, malleable iron, lead, brass, copper, ABS, PVC, vitrified clay, or other approved materials having a smooth interior waterway of the same diameter as the piping served and all such fittings shall be compatible with the type of pipe used.

(1) Fittings on screwed pipe shall be of the recessed drainage type. Burred ends shall be reamed to the full bore of the pipe.

(2) The threads of drainage fittings shall be tapped so as to allow one-fourth (1/4) inch per foot (20.9 mm/m) grade. (Ord. 10589 § 10, 1992).

16.32.320 Section 410. Chapter 4, Storm Drainage Systems, of the Uniform Plumbing Code is amended by adding a new section designated Section 410 - Rainwater Leaders, to read as follows:

Sec. 410 - Rainwater Leaders

(a) Rainwater Leaders. Rainwater leaders are pipes within a building which drain storm water from roofs or other similar areas of such building. Rainwater leaders shall discharge outside such building and shall not discharge into the sanitary drainage system within a building conveying domestic sewage.

(b) Materials. Pipe used in rainwater leaders shall be approved cast iron, or galvanized steel, ABS, PVC, copper or brass, having a smooth and uniform bore. No galvanized steel pipe shall be used underground, and such pipe shall be kept at least six (6) inches above ground. Burred ends shall be reamed to the full bore of the pipe.

(c) Fittings. Fittings used in rainwater leaders shall be approved cast iron, or malleable iron, lead, copper, or brass, or other material approved by the administrative authority having a smooth interior way of the same diameter as the piping served. Such fittings shall conform to the type of pipe used, and such threaded fittings shall be of the recessed drainage type. Short sweep fittings may be used in rainwater leaders.

16.32.320 - 16.32.325

(King County 12-2001)
BUILDING AND CONSTRUCTION STANDARDS

(d) Roof Drains. Roof drains shall be approved cast iron, or malleable iron, lead, copper, brass, or other approved materials.

(e) Prohibited Uses. Rainwater leaders shall not be used as soil, waste or vent pipes, and soil, waste or vent pipes shall not be used as rainwater leaders.

(f) Traps. Rainwater leaders which terminate less than three (3) feet above or ten (10) feet from, any window, door, opening, air intake, exhaust vent or vent shaft, or less than three (3) feet from line of any property which may be built upon, shall be equipped with traps, but are not required to be vented. Other rainwater leaders are not required to be trapped or vented. Cleanouts are not required in rainwater leaders.

(g) Capacity. The combined capacity of rainwater leaders serving any building shall be not less than as calculated by approved engineering procedure or as set forth in Table 4-4.

(h) Testing. All rainwater leaders shall be tested.

Table No. 4-4
RAINWATER LEADERS

Roof or Other Area Served (Square Feet)	Size of Rainwater Leader (Inches)
1 - 1050	2
1051 - 3150	3
3151 - 6450	4
6451 - 10800	5
10801 - 18000	6
18001 - 35700	8
37501 - 58800	10
58801 - 95400	12

(i) If Table 4-4 does not provide a practical solution for sizing rainwater leaders, refer to appendix D rainwater systems in this code for more comprehensive engineering design information relating to installation of rainwater systems. Use two inch (2") column. (Ord. 10589 § 12, 1992: Ord. 6746 § 34, 1984).

16.32.325 Materials of the Uniform Plumbing Code. Materials of the Uniform Plumbing Code is added to read as follows:

(a) Vent pipe shall be cast iron, galvanized steel, galvanized wrought iron, lead, copper, brass, Schedule 40 ABS DWV, Schedule 40 PVC DWV or other approved materials having a smooth and uniform bore except that:

(1) No galvanized wrought iron or galvanized steel pipe shall be used underground and shall be kept at least six (6) inches above ground.

(b) Vent fittings shall be cast iron, galvanized malleable iron or galvanized steel, lead, copper, brass, ABS, PVC, or other approved materials, except that no galvanized malleable iron or galvanized steel fittings shall be used underground and shall be kept at least six (6) inches (152.4 mm) above ground.

(c) Changes in direction of vent piping shall be made by the appropriate use of approved fittings and no such pipe shall be strained or bent. Burred ends shall be reamed to the full bore of the pipe. (Ord. 10589 § 13, 1992).

16.32.330 Section 608. Section 608, Appliances, of the Uniform Plumbing Code is amended by adding subsections (e), (f) and (g) to read as follows:

(e) Commercial dishwashers shall be connected to the building drainage system with an indirect waste pipe air-gapped to a floor sink or as defined as Chapter 1 - Definitions in this code.

(f) Drainage piping for residential dishwashers required in new construction shall be installed as a part of the roughing-in plumbing system.

(g) Approved countertop and in-sink air-gap fittings are acceptable for residential remodel dishwasher installations, when installed in accordance with the plumbing code as amended. (Refer to Subsection (f) above for new construction.) (Ord. 10589 § 14, 1992: Ord. 6746 § 35, 1984).

16.32.340 Section 611. Subsection (a) of Section 611, Steam and Hot Water Drainage Condensers and Sumps of the Uniform Plumbing Code, is amended to read as follows:

(a) No steam piping shall be directly connected to any part of a plumbing or drainage system unless approved by the administrative authority, nor shall any water having a temperature above one-hundred and forty degrees Fahrenheit (140°F) be discharged under pressure directly into any part of a drainage system. Such pipes may be directly connected by discharging into an open or closed condenser, or intercepting sump of approved type, that will prevent the entrance of steam or such water under pressure into drainage system. All closed condensers and sumps shall be provided with a vent, which shall be taken off the top and extended separately, full size above the roof. All condensers and sumps shall be properly trapped at the outlet with a deep seal trap extending to within six (6) inches of the bottom of the tank. The top of the deep seal trap shall have a three-quarter (3/4) inch opening located at the highest point of the trap to serve as a siphon breaker. Outlets shall be taken off from the side in such manner as to allow a water line to be maintained that will permanently occupy not less than one-half (1/2) the capacity of the condenser or sump. All inlets shall enter above the water line. Wearing plate or baffles shall be installed in the tank to protect the shell. The sizes of the blowoff inlet, the water outlets, and the vent shall be as shown in table 6-1. The contents of condensers receiving steam or hot water under pressure must pass through an open sump before entering the drainage system. (Ord. 6746 § 36, 1984).

16.32.350 Section 616. Chapter 6, Indirect Waste Piping, Wet Vented Systems, and Special Wastes, of the Uniform Plumbing Code is amended by adding a new section designated Section 616 - Parking Garage Drainage Systems to read as follows:

Sec. 616 - Parking Garage Drainage Systems. All floor drainage under the roof of a parking garage shall be connected to the sanitary drainage system. When the top floor of the building is used as a roof as a well as a parking area, the drainage from the roof shall be connected to the storm drainage system. Drainage from conventional plumbing fixtures shall not be inter-connected with the floor drainage system. Provided, however, drainage lines from car or truck washing equipment may be connected to the floor drainage system through an approved interceptor. Floor drainage waste lines shall be a minimum of three (3) inches in size. Waste unit loadings for three-inch or larger size floor drainage piping shall be sized in accordance with table 4-3 of this code. Floor drains or floor drain openings shall be equipped with approved strainers and need not be trapped when connected to the building drain through a properly trapped and vented interceptor. Traps shall not be used when the floor drains are located in areas exposed to freezing

temperatures. The waste line from floor drains entering an interceptor shall be above the waste line discharging from the interceptor to the building drain. The sand interceptor receiving the floor drains shall have a water seal of not less than six (6) inches. Floor drain traps need not be vented individually if line venting is used through an approved indirect waste system with a properly trapped and vented interceptor. A line vent for floor drains shall terminate through the roof or to an approved location in the outside atmosphere. When using line venting, the terminating vents, if more than one, shall be equal in cross sectional area to the size of the waste line entering the interceptor or the line vent may continue full size from the interceptor to the point of termination. All plans for parking garage floor drainage systems shall be submitted to the administrative authority prior to installation for approval. (Ord. 6746 § 37, 1984).

16.32.358 Section 802. Subsection (d) of Section 802, Solder and Sweat Joints, of the Uniform Plumbing Code is amended to read as follows:

(d) Joints in copper tubing shall be made by the appropriate use of approved brass or copper fittings. Surfaces to be joined by soldering shall be cleaned bright by manual or mechanical means. The joints shall be properly fluxed with an approved non-corrosive type flux and made up with approved solder. All solder and fluxes shall be manufactured to approved standards. Solder used to join potable water copper tubing shall meet ASTM specification B 32-76 and shall have a maximum lead content of no more than 0.20%. This section shall take effect on April 1, 1985. (Ord. 7136 § 1, 1985).

16.32.360 Section 803. Section 803, Use of Joints, of the Uniform Plumbing Code is amended by:

Adding new subsection (i) to read as follows:

(i) Insulated Couplings. - When connecting piping to domestic water heaters of dissimilar conductive materials, an approved insulated coupling or dielectric fitting may be used to diminish the possible damage due to electrolysis. This section shall take effect on April 1, 1985. (Ord. 10589 § 15, 1992: Ord. 7136 § 2, 1985).

16.32.370 Section 910. Section 910, Plumbing Fixtures Required, of the Uniform Plumbing Code is amended to read as follows:

(a) Plumbing Fixtures Required. Each building shall be provided with sanitary facilities as prescribed by the administrative authority.

An amended list of minimum plumbing facilities for various occupancies is set forth in Appendix C of this code.

(b) Water Efficiency Standards.

(1) Standards for waterclosets. The guideline for maximum water use allowed in gallons per flush (gpf) for any of the following waterclosets is the following:

Tank-type toilets	3.5 gpf
Flushometer-valve toilets	3.5 gpf
Flushometer-tank toilets	3.5 gpf
Electromechanical hydraulic toilets	3.5 gpf

(2) Standard for urinals. The guideline for maximum water use allowed for any urinal is 3.0 gallons per flush.

(3) Standard for showerheads. The guideline for maximum water use allowed for any showerhead is 3.0 gallons per minutes.

(4) Standards for faucets. The guideline for maximum water use allowed in gallons per minute (gpm) for any of the following faucets and replacement aerators is the following:

(King County 12-2001)

KING COUNTY PLUMBING CODE

16.32.370 - 16.32.390

Bathroom faucets	3.0 gpm
Lavatory faucets	3.0 gpm
Kitchen faucets	3.0 gpm
Replacement aerators	3.0 gpm

(5) No urinal or watercloset that operates on a continuous flow or continuous flush basis shall be permitted.

(c) Exceptions. Except where designed and installed for use by the physically handicapped, lavatory faucets located in restrooms intended for use by the general public must be equipped with a metering valve designed to close by spring or water pressure when left unattended (self-closing). (Ord. 10589 § 16, 1992; Ord. 6746 § 39, 1984).

16.32.380 Section 1003. Section 1003, Cross-Connection Control, of the Uniform Plumbing Code is amended by adding Subsection (q) "Approved Installation Requirements for Reduced Pressure Principle Backflow Prevention Devices and/or Double Check Valve Assemblies" to read as follows:

(q) Approved Installation Requirements for Reduced Pressure Principle Backflow Prevention Devices and/or Double Check Valve Assemblies. Installation of a reduced pressure principle backflow prevention device and/or double check valve assembly may be required by the administrative authority in accordance with this code and the Washington Administrative Code (WAC) 248-54-820, 248-54-830, 248-54-840 and 248-54-850. It is unlawful to install a reduced pressure device and/or double check valve assembly without first obtaining approval to do so from the administrative authority. Upon obtaining approval, a plumbing permit shall be secured with payment of the prescribed fee. Such permit shall be conspicuously posted in the immediate area where the reduced pressure device and/or double check valve assembly is to be installed. The reduced pressure device and/or double check valve assembly shall be subject to an initial testing procedure upon installation to insure the device is operating in an approved manner.

All reduced pressure devices and/or double check valve assemblies, including those installed prior to the adoption of this code, shall be subject to testing on an annual basis or more often as deemed necessary by the administrative authority.

Upon approval of the annual test, an operating permit will be issued to the owner or occupant of the premises whereon such reduced pressure device and/or double check valve assembly is installed. It shall be the responsibility of the owner or occupant to cause such annual tests to be made by a person qualified and approved by the administrative authority to perform such tests. Refusal by the owner or occupant to cause such tests to be made and to obtain annual approval for the continued operation of each reduced pressure device and/or double check valve assembly shall be sufficient cause for the termination of the public water service to the premise.

Reduced pressure devices and/or double check valve assemblies shall be provided with a pressure relief valve installed in accordance with applicable sections of this plumbing code pertaining to pressure relief valves. (Ord. 6746 § 40, 1984).

16.32.390 Section 1003. Section 1003, Cross-Connection Control, of the Uniform Plumbing Code is amended by adding Subsection (r) "Heat Exchangers for Closed Systems Used for Heat Recovery or Solar Systems" to read as follows:

(r) Heat Exchangers for Closed Systems Used for Heat Recovery or Solar Systems. Any closed loop system using a transfer fluid or gas which may contain toxic or nontoxic substances to reduce corrosion or prevent freezing shall use a double wall heat exchanger having a provision for any leakage to be drained to the atmosphere. (Ord. 6746 § 41, 1984).

16.32.400 Section 1004. Subsection (a) of Section 1004, Materials, of the Uniform Plumbing Code is amended to read as follows:

(a) Water pipe and fittings shall be of brass, copper, cast iron, galvanized wrought iron, or other approved materials. PB, PE, or PVC water pipe manufactured to recognized standards and CPVC water pipe and tubing may be used for cold water distribution systems outside a building. PB water pipe and tubing and CPVC water pipe and tubing may be used for hot and cold water distribution systems within a building. All materials used in the water supply system, except valves and similar devices shall be of like material, except where otherwise approved by the administrative authority. (Ord. 9151 § 2, 1989: Ord. 6746 § 42, 1984).

16.32.410 Section 1007. Subsections (a) and (c) of Section 1007, Water Pressure, Pressure Regulators and Pressure Relief Valves, of the Uniform Plumbing Code are amended to read as follows:

(a) Inadequate Water Pressure. Whenever the water pressure in the main or other source of supply will not provide water pressure of at least twenty pounds per square inch (20 psi), after allowing for friction and other pressure losses, a tank and pump or other means which will provide twenty (20) pounds pressure shall be installed.

(c) Any water system provided with a pressure regulating device or check valve at its source or any water system containing water heating equipment shall be provided with an approved, listed, adequately sized pressure relief valve. The pressure relief valve shall be installed on the water heating equipment (domestic hot water tank) or in the hot or cold water piping serving the heating equipment. There shall be no valves installed in the water piping between the heating equipment and the pressure relief valve serving the heating equipment. (Ord. 9151 § 3, 1989: Ord. 6746 § 43, 1984).

(King County 12-2001)
KING COUNTY PLUMBING CODE

16.32.420

16.32.420 Appendix C. Appendix C of the Uniform Plumbing Code is replaced by the following:

APPENDIX C - CHAPTER 22 MINIMUM PLUMBING FACILITIES

Each building shall be provided with sanitary facilities, including provisions for the physically handicapped as prescribed by the Department having jurisdiction. In the absence of such requirements, this Appendix -- which provides a guideline for the minimum facilities for the various types of occupancies (see Section 910, Plumbing Fixtures Required, of the Uniform Plumbing Code) may be used. For handicapped requirements ANSI A117.1 - 1961 (R1971). Specifications for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped, may be used.

The number of occupants shall be that determined by minimum exiting requirements.

Type of Building or Occupancy ²	Water Closets (Fixtures per Person)		Urinals ¹⁰ (Fixtures per Person)	Lavatories (Fixtures per Person)		Bathtubs or Showers (Fixtures per Person)	Drinking Fountains 3, 13 (Fixtures per Person)
Assembly Places - Theaters, Auditoriums, Convention Halls, etc. -- for permanent employee use	Male 1:1-15 2:16-35 3:36-55 Over 55, add 1 fixture for each additional 40 persons.	Female ¹⁴ 1:1-15 3:16-35 4:36-55	0:1-9 1:10-50 Add one fixture for each additional 50 males.	Male 1 per 40	Female 1 per 40		
Assembly Places - Theatres, Auditoriums, Convention Halls etc.--for public use	Male 1:1-100 2:101-200 3:201-400 Over 400, add one fixture for each additional 500 males and 2 for each 300 females.	Female ¹⁴ 3:1-50 4:51-100 8:101-200 11:201-400	1:1-100 2:101-200 3:201-400 4:401-600 Over 600, add 1 fixture for each additional 500 males.	Male 1:1-200 2:201-400 3:401-750 Over 750, add one fixture for each additional 500 persons.	Female 1:1-200 2:201-400 3:401-750		1 per 75 ¹²
Dormitories ⁹ School or Labor	Male 1 per 10 Add 1 fixture for each additional 25 males (over 10 and 1 for each additional 20 females (over 8).	Female ¹⁴ 1 per 8	1 per 25 Over 150, add 1 fixture for each additional 50 males.	Male 1 per 12 Over 12 add one fixture for each additional 20 males and 1 for each 15 additional females.	Female 1 per 12	1 per 8 For females, add 1 bathtub per 30. Over 150, add 1 per 20.	1 per 75 ¹²

Dormitories for staff use	Male	Female ¹⁴	1 per 50	Male	Female	1 per 8
	1:1-15	1:1-15		1 per 40	1 per 40	
	2:16-35	3:16-35				
	3:36-55	4:36-55				
	Over 55, add 1 fixture for each additional 40 persons.					

Dwellings ⁴						
Single Dwelling	1 per dwelling			1 per dwelling		1 per dwelling
Multiple Dwelling or Apartment House	1 per dwelling apartment unit			1 per dwelling or apartment unit		1 per dwelling or apartment unit

16.32.420 (King County 12-2001)
BUILDING AND CONSTRUCTION STANDARDS

Type of Building Or Occupancy ²	Water Closets (Fixtures per Person)		Urinals ¹⁰ (Fixtures per Person)	Lavatories (Fixtures per Person)		Bathtubs or Showers (Fixtures per Person)	Drinking Fountains ^{3,13} (Fixtures per Person)
Penal Institutions- for employee use	Male 1:1-15 2:16-35 3:36-55	Female 1:1-15 3:16-35 4:36-55	0:1-9 1:10-50	Male 1 per 40	Female 1 per 40		1 per 75 ¹²
	Over 55, and 1 fixture for each additional 40 persons.		Add one fixture for each additional 50 males.				
Penal Institutions- for prison use							
Cell	1 per cell			1 per cell			1 per cell block floor
Exercise room	1 per exercise room		1 per exercise room	1 per exercise room			1 per exercise room
Food service ¹¹ establishments, taverns, cocktail bars, restaurants ⁹	Male 1:1-60 1 for each additional 60	Female 1:1-30 1 for each additional 30	1:1-30 2:31-90 1 for each additional 60	Male 1:60	Female 1:60		
Schools for staff use	Male 1:1-15 2:16-35 3:36-55	Female 1:1-15 2:16-35 3:36-55	1 per 50	Male 1 per 40	Female 1 per 40		
All schools	Over 55, add 1 fixture for each additional 40 persons						
Schools-For student use	Male 1:1-20 2:21-50 Over 50, add 1 fixture for each additional 50 persons	Female 1:1-20 2:21-50		Male 1:1-25 2:26-50 Over 50 add 1 fixture for each additional 50 persons	Female 1:1-25 2:26-50		1 per 75 ¹²
Nursery							
Elementary	Male 1 per 30	Female 1 per 25	1 per 75	Male 1 per 35	Female 1 per 35		1 per 75 ¹²
Secondary	Male 1 per 40	Female 1 per 30	1 per 35	Male 1 per 40	Female 1 per 40		1 per 75 ¹²

Others (Colleges, Universities, Adult Centers, etc.)	Male 1 per 40	Female 1 per 30	1 per 35	Male 1 per 40	Female 1 per 40	1 per 75 ¹²
Worship Places Educational and Activities Unit	Male 1 per 125 2:126-250	Female ¹⁴ 1 per 75 2:76-125 3:126-250	1 per 125	1 per 2 water closets		1 per 75 ¹²
Worship Places Principal Assembly Place	Male 1 per 150 2:151-300	Female ¹⁴ 1 per 75 2: -150 3:151-300	1 per 150	1 per 2 water closets		1 per 75 ¹²

(King County 12-2001)

KING COUNTY PLUMBING CODE

16.32.420

Type of Building Or Occupancy ²	Water Closets (Fixtures per Person)		Urinals ¹⁰ (Fixtures per Person)	Lavatories (Fixtures per Person)		Bathtubs or Showers (Fixtures per Person)	Drinking Fountains ^{3,13} (Fixtures per Person)
Hospital Waiting rooms	1 per room			1 per room			1 per 75 ¹²
Hospital for employee use	Male 1:1-15 2:16-35 3:36-55	Female 1:1-15 3:16-35 4:36-55	0:1-9 1:10-50	Male 1 per 40	Female 1 per 40		
	Over 55, and 1 fixture for each additional 40 persons.		Add one fixture for each additional 50 males.				
Hospitals Individual Room Ward Room	1 per room 1 per 8 patients			1 per room 1 per 10 patients		1 per room 1 per 20 patients	1 per 75 ¹²
Industrial ⁶ Warehouses Workshops, foundries and similar establishments (for employee use)	Male 1:1-10 2:11-25 3:26-50 4:51-75 5:76-100	Female 1:1-10 2:11-25 3:26-50 4:51-75 5:76-100		Up to 100, 1 per 10 persons Over 100 1 per 15 persons ^{7,8}		1 shower for each 15 persons exposed to excessive heat or to skin contamination with poisonous, infectious, or irritating material	1 per 75 ¹²
	Over 100, add 1 fixture for each additional 30 persons						
Institutional- Other than Hospitals or Penal Institutions (on each occupied floor)	Male 1 per 15	Female ¹⁴ 1 per 20	0:1-9 1:10-50	Male 1 per 10	Female 1 per 10	1 per 8	1 per 75 ¹²
			Add one fixture for each additional 50 males.				
Institutional- Other than Hospitals or Penal Institutions (on each occupied floor) for employee use	Male 1:1-15 2:16-35 3:36-55	Female ¹⁴ 1:1-15 3:16-35 4:36-55	0:1-9 1:10-50	Male 1 per 10	Female 1 per 10	1 per 8	1 per 75 ¹²
	Over 55, add 1 fixture for each additional 40 persons		Add one fixture for each additional 50 males.				
Office or Public	Male	Female ¹⁴	1:1-100	Male	Female		1 per 75 ¹²

Buildings	1:1-100 2:101-200 3:201-400 11:201-400	3:1-50 4:51-100 8:101-200 11:201-400	2:101-200 3:201-400 4:401-600 Over 600, add 1 fixture for each additional 300 males.	1:1-200 2:201-400 3:401-750 Over 750, add one fixture for each additional 500 persons.	1:1-200 2:201-400 3:401-750		
Office or Public Buildings-For employee use	Male 1:1-15 2:16-35 3:36-55	Female ¹⁴ 1:1-15 3:16-35 4:36-55	Over 55, add 1 fixture for each additional 40 persons.	0:1-9 1:10-50	Add one fixture for each additional 50 males.	Male 1 per 40	Female 1 per 40

(King County 12-2001)

16.32.420 BUILDING AND CONSTRUCTION STANDARDS

Whenever urinals are provided, one (1) water closet less than the number specified may be provided for each urinal installed, except the number of water closets in such cases shall not be reduced to less than two-thirds (2/3) of the minimum specified.

1. The figures shown are based upon one (1) fixture being the minimum required for the number of persons indicated or any fraction thereof.
2. Building categories not shown on this table shall be considered separately by the administrative authority.
3. Drinking fountains shall not be installed in toilet rooms.
4. Laundry trays. One (1) laundry tray or one (1) automatic washer standpipe for each dwelling unit or two (2) laundry trays or two (2) automatic washer standpipes, or combination thereof, for each ten (10) apartments. Kitchen sinks, one (1) for each dwelling or apartment unit.
5. Deleted.
6. As required by ANSI Z4.1-1968, Sanitation in Place of Employment.
7. Where there is exposure to skin contamination with poisonous, infectious, or irritating materials, provide one (1) lavatory for each five (5) persons.
8. Twenty-four (24) lineal inches (609.6 mm) of wash sink or eighteen (18) inches (457.2 mm) of a circular basin, when provided with water outlets for such space, shall be considered equivalent to one (1) lavatory.
9. Laundry trays, one (1) for each fifty (50) persons. Slop sinks, one (1) for each hundred (100) persons.
10. General. In applying this schedule of facilities, consideration must be given to the accessibility of fixtures. Conformity purely on a numerical basis may not result in an installation suited to the need of the individual establishment. For example, schools should be provided with toilet facilities on each floor having classrooms. Temporary workingmen facilities, one (1) water closet and one (1) urinal for each thirty (30) workmen.
 - a. Surrounding materials, wall and floor space to a point two (2) feet (0.6 m) in front of urinal lip and four (4) feet (1.2 m) above the floor, and at least two (2) feet (0.6 m) to each side of urinal shall be lined with non-absorbent materials.
 - b. Trough urinals are prohibited.
11. A restaurant is defined as a business which sells food to be consumed on the premises.
 - a. The number of occupants for a drive-in restaurant shall be considered as equal to the number of parking stalls.
 - b. Employee toilet facilities are not to be included in the above restaurant requirements. Hand washing facilities must be available in the kitchen for employees.

12. Where food is consumed indoors, water stations may be substituted for drinking fountains. Theatres, auditoriums, dormitories, offices, or public buildings for use by more than six (6) persons shall have one (1) drinking fountain for the first seventy-five (75) persons and one (1) additional fountain for each one hundred and fifty (150) persons thereafter.
13. There shall be a minimum of one (1) drinking fountain per occupied floor in schools, theatres, auditoriums, dormitories, offices or public building.
14. The total number of water closets for females shall be at least equal to the total number of water closets and urinals required for males. (Ord. 10589 § 18, 1992).

(King County 12-2001)

16.32.430 Rainwater Systems. Appendix D: Rainwater Systems D1 Materials of the Uniform Plumbing Code is replaced by the following:

(a) Rainwater piping placed within the interior of a building or run within a vent or shaft shall be of cast iron, galvanized steel, wrought iron, brass, copper, Schedule 40 ABS DWV, Schedule 40 PVC DWV or other approved materials.

(b) Rainwater piping located on the exterior of a building shall be not less than 26 ga. galvanized sheet metal. When the conductor is connected to a building storm drain or storm sewer, a drain connection shall be extended above the finished grade and jointed at a point protected from injury.

(c) Rainwater piping located underground within a building shall be of service weight cast iron soil pipe, Type DWV copper tube, Schedule 40 ABS DWV, Schedule 40 PVC DWV, extra strength vitrified clay pipe, or other approved materials.

(d) Rainwater piping commencing two (2) feet (.6 m) from the exterior of a building may be of any approved material permitted in the Installation Requirements of this code. (10589 § 19, 1992).

16.32.460 Severability. If any section, subsection, paragraph, sentence, clause or phrase of this chapter is for any reason held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this chapter, it being herein expressly declared that this chapter and each section, subsection, paragraph, sentence, clause and phrase thereof would have been adopted irrespective of the fact that any one or more other sections, subsections, paragraphs, sentences, clauses or phrases be declared invalid or unconstitutional. (Ord. 6746 § 48, 1984).

Chapter 16.70
PRIVATE SWIMMING POOL¹
CONSTRUCTION STANDARDS

Sections:

- 16.70.010 Location of pool.
- 16.70.020 Fence required - Exception.
- 16.70.030 Submission of plans prior to construction - Inspection and approval of pool - Use before approval constitutes violation.
- 16.70.035 Prefabricated pools.
- 16.70.040 Scope of code.
- 16.70.050 Conformance of existing pools - Time limit for compliance with code - Failure to comply.
- 16.70.060 Enforcement.

16.70.010 Location of pool. A swimming pool may not be located in any front yard required by the zoning code of the county, nor closer than five feet measured from the edge of the water surface to any exterior property line. (Res. 21284 § 1, 1960).

16.70.020 Fence required - Exception. Every person who owns real property, or any person who is in possession of real property either as owner, purchaser under contract, as the lessee, tenant or licensee, and which real property is located within the boundaries of any residential single-family district zone or which is located within the boundaries of any suburban residential district, under the zoning code, and which property is located within the unincorporated area of King County, and upon which real property there is situated a manmade, hard-surfaced swimming pool; or, any such person above named who hereinafter constructs upon any real property, as above designated, a manmade, hard-surfaced swimming pool, shall erect thereon and maintain thereupon a solid structure or a fence not less than five feet in height with no opening therein, other than doors or gates, larger than six inches square. The fence or other solid structure shall completely surround such swimming pool in such a manner as to minimize, as near as possible, the danger of unsupervised children gaining access thereto. All gates or doors opening through such enclosure shall be equipped with a self-closing and self-latching device designed to keep and capable of keeping such doors or gates securely closed at all times when not in actual use, and all latches shall be placed at least four and one-half feet above the ground or shall be made inaccessible to small children from the outside; provided, however, that the door to any dwelling occupied by human beings and forming any part of the enclosure hereinabove required need not be so equipped. Such fencing and latches shall be installed prior to the filling of the pool with water for use.

CROSS REFERENCE:

Construction of public and semipublic swimming pools, see K.C.C. chapter 8.56.

¹ [For statutory provisions regarding construction standards for swimming pools, see chapter 70.90 RCW.]

When a swimming pool is located within a yard enclosed by a fence which meets the requirements of this chapter, and when the gates or doors in said fence meet the requirements of this chapter, no fence immediately surrounding said swimming pool shall be required. (Res. 21284 § 2, 1960).

16.70.030 Submission of plans prior to construction - Inspection and approval of pool - Use before approval constitutes violation. Plans for swimming pools to be constructed shall be submitted to the department of development and environmental services, and shall show on their face the form of proposed compliance with the requirements of this chapter and the final inspection and approval of all pools hereafter constructed shall be withheld until all requirements of this chapter have been complied with. Use of the swimming pool before final inspection and approval constitutes a violation of this chapter. (Ord. 11797 § 2, 1995: Res. 21284 § 3, 1960).

16.70.035 Prefabricated pools. A. For an above ground, prefabricated pool greater than two feet in depth, the owner or possessor of real property as described in K.C.C. 16.70.020 shall:

1. Erect a solid structure or fence which meets the requirements of K.C.C. 16.70.020; or
2. Erect a fence or barrier of substantial construction on top of the pool structure in such a manner as to render the total height of such fence, including the pool wall, at least five feet; or
3. Equip the pool with a power or manual safety cover which complies with standards set forth in American Society for Testing and Materials (ASTM) F1346 - 1991; or
4. Use other means of protection, as approved by the building official, if such means are not less protective than that afforded by any of the means listed in this section. (Ord. 11797 § 1, 1995).

16.70.040 Scope of code. The provisions of this chapter shall not apply to public swimming pools for which a charge or admission price is required to be paid for the use thereof, nor to swimming pools which are a part of and located upon the same premises as a hotel or motel, nor to swimming pools operated by a school district when the pools are made unavailable except at times when attended by adult supervisors or guards. (Res. 21284 § 4, 1960).

16.70.050 Conformance of existing pools - Time limit for compliance with code - Failure to comply. Swimming pools of a type subject to K.C.C. 16.70.020 which were in existence on June 6, 1960 but which swimming pools do not possess the safety features required herein shall, within a period of not to exceed six months from June 6, 1960, be brought into conformity with the provisions and requirements of this chapter. Swimming pools not brought into conformity within the period of time herein stipulated are declared to be a public nuisance and a public hazard, and the owner of the premises upon which such pools exist shall be subject to the penalties prescribed herein. (Ord. 11797 § 3, 1995: Res. 21284 § 5, 1960).

16.70.060 Enforcement. The director of the department of development and environmental services is authorized to enforce the provisions of this chapter, the ordinances and resolutions codified in it, and any rules and regulations promulgated thereunder pursuant to the enforcement and penalty provisions of Title 23. (Ord. 11797 § 4, 1995: Ord. 2910 § 4 (part), 1976: Res. 21284 (part), 1960).

Chapter 16.78
ORNAMENTAL POOLS

Sections:

- 16.78.010 Definitions.
- 16.78.020 Fence required - Construction.
- 16.78.030 Fence - Waiver of requirements.
- 16.78.040 Application - Exemptions.
- 16.78.050 Alternate methods of protection.
- 16.78.060 Enforcement.

16.78.010 Definitions.

- A. "Depth" means a perpendicular measurement from the top lip of the pool to the deepest point.
- B. "Drainage facility" means the system of collection, conveying and storing surface and storm water runoff. Drainage facilities shall include but not be limited to all surface and storm water runoff conveyance and containment facilities including streams, pipelines, channels, ditches, swamps, lakes, wetlands, closed depressions, infiltration facilities, retention/detention facilities, erosion/sedimentation control facilities, and other drainage structures and appurtenances, both natural and man-made.
- C. "Ornamental pool" means any manmade structure, basin, chamber, tank or pool except drainage facilities containing an artificial body of water and having a depth of more than six inches and less than two feet and whose primary function is for other than swimming, diving or recreational bathing.
- D. "Wading pool" means any artificial structure, basin, chamber, tank or pool of water intended and constructed for wading purposes which is not over two feet in depth at any point;
- E. "Persons" means any individual or a firm, partnership, company, corporation, trustee, association or any public or private entity. (Ord. 9613, 1990: Ord. 1283 § 1, 1972).

16.78.020 Fence required - Construction. Every person, whether as owner, purchaser under contract, lessee, tenant, or licensee in possession of land upon which is situated an ornamental pool shall at all times maintain on the lot or premises upon which such pool is located and completely surrounding such pool, lot or premises a fence or other solid structure designed to prevent small children from inadvertently wandering into the pool. Such fence or other solid structure shall be not less than three feet in height and shall be constructed as follows:

A. For a fence or other solid structure whose chief covering members are constructed in a vertical direction there shall be no openings in a horizontal direction of more than four inches. For a fence of this type there shall be no more than two horizontal members;

B. For a fence or other solid structure whose chief covering members are constructed in a horizontal direction there shall be no openings in either a horizontal or vertical direction;

C. All gates or doors opening through such enclosures shall be equipped with a self-closing and self-latching device designed to keep and capable of keeping such doors or gates securely closed at all times when not in actual use. To prevent a small child from opening such door or gate, the latch shall be installed on the pool side of the gate; provided, however, that the door of any dwelling occupied by human beings and forming any part of the enclosure need not be so equipped.

No self-closing gate required by this section shall have a width in excess of four feet. In no event shall a gate which serves as a driveway qualify as a self-closing gate for the protection of ornamental pools under the requirements of this section. (Ord. 1283 § 2, 1972).

16.78.030 Fence - Waiver of requirements. The requirements of this chapter relating to a fence or other solid structure surrounding an ornamental pool on all sides may be waived to the extent that the topographical features of the land upon which the pool is constructed or is proposed to be constructed are such as to make the land inaccessible and unapproachable by an unescorted child from any portion thereof which is unfenced and unenclosed. (Ord. 1283 § 3, 1972).

16.78.040 Application - Exemptions. This chapter applies to ornamental pools on residential dwelling sites on lots of less than two and one-half acres or any other such ornamental pools which would create an unreasonable risk to small children.

Further exemptions are provided as follows:

A. Any and all ornamental pools that are under six inches in depth are exempted from this chapter.

B. Any pool deeper than two feet is required to comply with section 16.70.020 of the King County code for fencing of swimming pools. (Ord. 1283 § 4, 1972).

16.78.050 Alternate methods of protection. Notwithstanding any precise requirements of this chapter, alternate methods of protection and construction of ornamental pools may be utilized, provided such alternative methods meet the same essential safety requirements of this chapter, and it can be demonstrated that such alternate methods are better suited because of peculiar or unusual circumstances and that it is not practical to meet the precise requirements of this chapter. Such alternates, however, must meet one of the following criteria:

A. For one reason or another the ornamental pool is essentially inaccessible and unapproachable by an unescorted child.

B. The deepest point of the pool is made inaccessible by methods of noncorrosive screening with openings no greater than two inches in diameter or other solid foundation inside the pool, but not deeper than six inches from the top of the lip of the pool; provided, however, that such screening must be of sufficient strength to withstand one hundred pounds of dead weight without breaking or pulling loose from its retaining walls and must be secured in such a manner that it may not be lifted or removed either purposely or inadvertently by a child under seven years of age.

C. The ornamental pool in no place exceeds two feet in depth and has a gradual slope from the outside perimeter of the pool to the approximate center of the pool. For the purpose of this section, "gradual slope" is defined as a slope ratio of not less than four feet horizontal measurement to each one foot vertical measurement increase. (Ord. 1283 § 5, 1972).

16.78.060 Enforcement. The director of the department of development and environmental services is authorized to enforce the provisions of this chapter, the ordinances and resolutions codified in it, and any rules and regulations promulgated thereunder pursuant to the enforcement and penalty provisions of K.C.C. Title 23. (Ord. 14498 § 24, 2002: Ord. 2910 § 4 (part), 1976: Ord. 1283 (part), 1972).

Chapter 16.82 GRADING

Sections:

- 16.82.010 Purpose.
- 16.82.020 Definitions.
- 16.82.030 Administration.
- 16.82.040 Hazards.
- 16.82.050 Clearing and grading permit required - exceptions.
- 16.82.052 Temporary permits
- 16.82.055 Applications - Complete applications.
- 16.82.060 Permit requirements.
- 16.82.090 Liability insurance required - Exception.
- 16.82.100 Operating conditions and standards of performance.
- 16.82.110 Land restoration.
- 16.82.120 Shorelines.
- 16.82.130 Enforcement.
- 16.82.140 Forest Practices.
- 16.82.150 Clearing Standards.
- 16.82.160 Agricultural Production Districts (APDs).
- 16.82.170 Financial guarantees authorized.

16.82.010 Purpose.

A. This chapter is intended to regulate clearing and removal of vegetation, excavation, grading and earthwork construction including cuts and fills, gravel pits, dumping, quarrying and mining operations within King County in order to protect public health, safety and welfare by:

1. Minimizing adverse stormwater impacts generated by the removal of vegetation and alteration of landforms;
2. Protecting water quality from the adverse impacts associated with erosion and sedimentation;
3. Minimizing aquatic and terrestrial wildlife habitat loss caused by the removal of vegetation;
4. Protecting sensitive areas from adverse clearing and grading activities;
5. Facilitating and encouraging long term forest practice and agricultural production operations where appropriate;
6. Minimizing the adverse impacts associated with quarrying and mining operations;
7. Preventing damage to property and harm to persons caused by excavations and fills;
8. Establishing administrative procedures for the issuance of permits, approval of plans, and inspection of clearing and grading operations; and
9. Providing penalties for the violation of this chapter.

B. This chapter establishes the administrative procedure for issuance of permits, provides for approval of plans and inspection of clearing and grading operations, and provides for penalties for the violation of this chapter. (Ord. 11618 § 3, 1994: 9614 § 97, 1990: Ord. 1488 § 2, 1973).

16.82.020 Definitions. Certain words and phrases used in this chapter, unless otherwise clearly indicated by their context, mean as follows:

A. "Applicant" is a property owner or a public agency or public or private utility which owns a right-of-way or other easement or has been adjudicated the right to such an easement pursuant to RCW 8.12.090, or any person or entity designated or named in writing by the property or easement owner to be the applicant, in an application for a development proposal, permit or approval.

- B. "Bench" is a relatively level step excavated or constructed on the face of a graded slope surface for drainage and maintenance purposes.
- C. "Berm" is a mound or raised area used for the purpose of screening a site or operation.
- D. "Civil engineer" means a professional engineer registered in the state of Washington to practice in the field of civil works.
- E. "Clearing" means the cutting or removal of vegetation or other organic plant material by physical, mechanical, chemical or any other means.
- F. "Compaction" is the densification of a fill by mechanical means.
- G. "Cutting" is the severing of the main trunk or stems from close to or at the soil surface or at a point up to 25% of the total vegetation height.
- H. "Director" means the director or the authorized agent of the department of development and environmental services.
- I. "Earth material" is any rock, natural soil or any combination thereof.
- J. "Erosion" is the wearing away of the ground surface as the result of the movement of wind, water and/or ice.
- K. "Excavation" is the removal of earth material.
- L. "Fill" is a deposit of earth material placed by mechanical means.
- M. "Grade" means the elevation of the ground surface.
 - 1. "Existing grade" is the grade prior to grading.
 - 2. "Rough grade" is the stage at which the grade approximately conforms to the approved plan as required in Section 16.82.060.
 - 3. "Finish grade" is the final grade of the site which conforms to the approved plan as required in Section 16.82.060.
- N. "Grading" is any excavating, filling, removing of the duff layer, or combination thereof.
- O. "Grading and clearing permit" means the permit required by this chapter for grading and clearing activities, including temporary permits.
- P. "Reclamation" means the final grading and land restoration of a site.
- Q. "Shorelines" means those lands defined as shorelines in the state Shorelines Management Act of 1971.
- R. "Site" is any lot or parcel of land or contiguous combination thereof where projects covered by this chapter are performed or permitted where a public street or way may intervene.
- S. "Slope" is an inclined ground surface, the inclination of which is expressed as a ratio of vertical distance to horizontal distance.
- T. "Soil engineer" means a person who has earned a degree in geology from an accredited college or university, or a person who has equivalent educational training and has experience as a practicing geologist.
- U. "Structure" is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts jointed together in some definite manner.
- V. "Terrace" is a relatively level step excavated or constructed on the face of a graded slope surface for drainage and maintenance purposes.
- W. "Tidelands" means that portion of the land which is covered and uncovered by the ebb and flood tide.
- X. "Tree" is a large woody perennial plant usually with a single main stem or trunk and generally over twelve feet tall at maturity.

Y. "Understory" is the vegetation layer of a forest that includes shrubs, herbs, grasses, and grass-like plants, but excludes native trees.

Z. "Vegetation" means any and all organic plant life growing at, below, or above the soil surface. (Ord. 12196 § 5, 1996: Ord. 11700 § 10, 1995: Ord. 9614 § 98, 1990: Ord. 7990 § 19, 1987: Ord. 3108 § 1, 1977: Ord. 1488 § 5, 1973).

16.82.030 Administration. The director is authorized to enforce the provisions of this chapter.

A. **INSPECTIONS.** The director is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter.

B. **RIGHT OF ENTRY.** Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the director has reasonable cause to believe that any land, building, structure, premises, or portion thereof is being used in violation of this chapter, the director may enter such land, building, structure, premises, or portion thereof at all reasonable times to inspect the same or perform any duty imposed upon the director by this chapter; provided, that if such building, land, structure, premises or portion thereof is occupied, he shall first present proper credentials and demand entry; and if such land, building, structure, premises, or portion thereof be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the land, building, structure, premises, or portion thereof and demand entry.

No owner or occupant or any other person having charge, care or control of any building, land, structure, premises, or portion thereof shall fail or neglect, after proper demand, to promptly permit entry thereon by the director for the purpose of inspection and examination pursuant to this chapter. Any person violating this subsection is guilty of a misdemeanor. (Ord. 3108 § 2, 1977: Ord. 1488 § 3, 1973).

16.82.040 Hazards. Whenever the director determines that an existing site, as a result of clearing or grading, excavation, embankment, or fill has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the clearing, grading, excavation or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the director, shall within the period specified therein restore the site affected by such clearing or grading or repair or eliminate such excavation or embankment or fill so as to eliminate the hazard and be in conformance with the requirements of this chapter. (Ord. 9614 § 99, 1990: Ord. 3108 § 3, 1977: Ord. 1488 § 4, 1973).

16.82.050 Clearing and grading permit required - exceptions. No person shall do any clearing or grading without first having obtained a clearing and grading permit from the director except for the following:

A. An on site excavation or fill for basements and footings of a building, retaining wall, parking lot, or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation nor exempt any excavation having an unsupported height greater than five feet after the completion of such structure;

B. The depositing or covering of any garbage, rubbish or other material at any solid waste facility operated by King County;

C. Maintenance of existing driveways or private access roads within their existing road prisms, provided that the performance and restoration requirements of this chapter are met and best management practices are utilized to protect water quality.

- D. Any grading within a publicly owned road right-of-way;
- E. Clearing or grading by a public agency for the following routine maintenance activities:
 - 1. Roadside ditch cleaning provided the ditch does not contain salmonids;
 - 2. Pavement maintenance;
 - 3. Normal grading of gravel shoulders;
 - 4. Maintenance of culverts;
 - 5. Maintenance of flood control or other approved surface water management facilities;
 - 6. Routine clearing within road right-of-way;
- F. Any clearing or grading for roads within a preliminary or finally approved residential plat which has been approved by the director and for which a financial guarantee has been posted;
- G. Maintenance or reconstruction of the facilities of a common carrier by a rail in interstate commerce within its existing right-of-way; provided restoration is consistent with K.C.C. 16.82.110; provided that this exception does not apply if the clearing or grading is within a sensitive area as regulated in K.C.C. chapter 21A.24;
- H. Cemetery graves; provided that this exception does not apply except for routine maintenance if the clearing or grading is within a sensitive area as regulated in K.C.C. chapter 21A.24;
- I. Clearing or grading within a preliminarily or finally approved residential plat not involving any excavation exceeding five feet in vertical depth or any fill exceeding three feet in vertical depth, regardless of the amount of material to be removed; provided that this exception does not apply if the clearing or grading is within a sensitive area as regulated in K.C.C. chapter 21A.24 or an area placed into tracts or easements pursuant to K.C.C. 21A.12.030. This exception does not apply within an area placed into tracts or easements for a wildlife habitat corridor pursuant to K.C.C. chapter 21A.14 unless the proposed activity is otherwise exempt under K.C.C. chapter 21A.24;
- J. Excavation less than five feet in vertical depth not involving more than one hundred cubic yards of earth or other material on a single site; provided that the exception does not apply if the clearing or grading is within a sensitive area as regulated in K.C.C. chapter 21A.24 or an area placed into tracts or easements pursuant to K.C.C. 21A.12.030. This exception does not apply within an area placed into tracts or easements for a wildlife habitat corridor pursuant to K.C.C. chapter 21A.14 unless the proposed activity is otherwise exempt under K.C.C. chapter 21A.24;
- K. Fill less than three feet in vertical depth not involving more than one hundred cubic yards of earth or other material on a single site; provided that the exception does not apply if the clearing or grading is within a sensitive area as regulated in K.C.C. chapter 21A.24 or an area placed into tracts or easements pursuant to K.C.C. 21A.12.030. This exception does not apply within an area placed into tracts or easements for a wildlife habitat corridor pursuant to K.C.C. chapter 21A.14 unless the proposed activity is otherwise exempt under K.C.C. chapter 21A.24;
- L. Minor stream restoration projects for fish habitat enhancement by a public agency, utility or tribe as set out in K.C.C. chapter 21A.24.
- M. Clearing or grading for construction of livestock manure storage facilities or associated nonpoint source pollution facilities designed to the standards of and approved in a conservation plan by the King County conservation district, and constructed and maintained to those standards or livestock flood sanctuaries constructed and maintained to the standards approved by the Soil Conservation Service and conservation district and the best management practices approved by King County;

N. Clearing and grading, performed as Class I, II, III or IV Special forest practice in the F (Forestry) zone, that is conducted in accordance with chapter 76.09 RCW and chapter 222 WAC;

O. Any clearing or grading which has been approved by the director as part of a Commercial Site Development permit and for which a financial guarantee has been posted;

P. Clearing outside of sensitive areas and buffers as regulated in K.C.C. chapter 21A.24 unless the development proposal site is within an area subject to clearing restrictions contained in: K.C.C. 16.82.150, wildlife habitat corridors pursuant to K.C.C. chapter 21A.14, critical drainage areas established by administrative rule or property-specific development standards pursuant to K.C.C. chapter 21A.38;

Q. Within sensitive areas, as regulated in K.C.C. chapter 21A.24, the following activities are exempt from the clearing requirements of this chapter and no permit shall be required:

1. Normal and routine maintenance of existing lawns and landscaping subject to the limitations on the use of pesticides in sensitive areas as set out in K.C.C. chapter 21A.24.

2. Permitted agricultural uses; provided the clearing is consistent with the agricultural exemptions in sensitive areas as regulated in K.C.C. chapter 21A.24.

3. Emergency tree removal to prevent imminent danger or hazard to persons or property.

4. Normal and routine horticultural activities associated with commercial orchards, nurseries, or Christmas tree farms in existence on November 27, 1990, subject to the limitations on the use of pesticides in sensitive areas as set out in K.C.C. chapter 21A.24. This does not include clearing or grading in order to develop or expand such activities.

5. Normal and routine maintenance of existing public parks trail easements dedicated in accordance with K.C.C. 21A.14.360 through 21A.14.390, and private and public golf courses. This does not include clearing or grading in order to develop or expand such activities in sensitive areas. For the purpose of this subsection, a park is defined as: any real property managed for public use which has been previously maintained as a park or has been developed as a park pursuant to a properly issued permit.

6. Removal of noxious weeds from steep slope hazard areas and the buffers of streams and wetlands subject to the limitations on the use of pesticides in sensitive areas as set out in K.C.C. chapter 21A.24.

7. Pruning and limbing of vegetation for maintenance of above ground electrical and telecommunication facilities; provided that the clearing is consistent with the electric, natural gas, cable communication and telephone utility exemption in sensitive areas as regulated in K.C.C. chapter 21A.24.

8. Class II, III and IV Special forest practices outside of areas zoned F provided they occur on parcels that meet all of the following criteria for long term forestry:

- a. The parcel is enrolled under the current use taxation program as timber land pursuant to chapter 84.34 RCW or as forest land pursuant to chapter 84.33 RCW;
- b. A long term management plan is approved for the parcel by the Washington Department of Natural Resources;
- c. The parcel is located within areas designated rural or agricultural by the King County Comprehensive Plan or applicable community plan;
- d. The parcel is located outside of expansion areas for incorporated rural cities or rural towns and neighborhoods as designated in King County Comprehensive Plan or applicable community plans;
- e. The parcel equals or exceeds five acres in size;

R. Clearing within seismic hazard area, except on slopes greater than fifteen percent and subject to clearing restrictions contained in: K.C.C. 16.82.150, wildlife habitat corridors pursuant to K.C.C. chapter 21A.14, critical drainage areas established by administrative rule or property-specific development standards pursuant to K.C.C. chapter 21A.38; and provided the site contains no other sensitive area features; and

S. Clearing within coal mine hazard area, subject to clearing restrictions contained in: K.C.C. 16.82.150, wildlife habitat corridors pursuant to K.C.C. chapter 21A.14, critical drainage areas established by administrative rule or property-specific development standards pursuant to K.C.C. chapter 21A.38; and provided the site contains no other sensitive areas features.

T. Normal and routine maintenance of trail easements dedicated in accordance with K.C.C. 21A.14.360 through 21A.14.390. (Ord. 14259 § 3, 2001: Ord. 12878 § 3, 1997: Ord. 12822 § 2, 1997: Ord. 12020 § 51, 1995: Ord. 12016 § 2, 1995: Ord. 12015 § 2, 1995: Ord. 11896 § 2, 1995: Ord. 11886 § 2, 1995: Ord. 11618 § 4, 1994: 11536 § 1, 1994: 11393 § 1, 1994: Ord. 11016 § 14, 1993: Ord. 10152 § 1, 1991: Ord. 9614 § 100, 1990: Ord. 7990 § 20, 1987: Ord. 3108 § 4, 1977: Ord. 1488 § 6, 1973).

16.82.052 Temporary permits. The director shall have the authority to issue temporary permits for excavations, processing, quarrying and mining, and removal of sand, gravel, rock and other natural deposits, together with the necessary buildings, apparatus or appurtenances incident thereto for specific jobs on application for highway, road, street, airport construction, flood control and other public works projects. In conjunction with such operations, allied uses such as, but not limited to, rock crushers, concrete-batching plants and asphalt-batching plants may be authorized by this temporary permit. The director shall also have the authority to issue temporary permits for the removal of existing stockpiles of previously mined materials for the reclamation of land to its best use, consistent with the underlying zoning.

A. The department of development and environmental services shall consider the effect of the proposed operation on the county road system and any effect it may have on surface or groundwater drainage and flood control, and shall make such recommendations as are necessary to protect the public interest in this regard.

B. The department of development and environmental services shall also consider the effect of the proposed operation on the current and future land use in the area affected by the proposed operation and shall condition permits as necessary to protect the public interest in this regard. Temporary permits are good for the life of the contract of the specific job but must be reviewed annually. Each temporary permits site shall be fully restored during the term of the temporary permit, unless the site is subsequently designated with an M zone classification, or included in an unclassified use permit.

C. Development proposals will be subject to two levels of review standards based on occupancy types, critical facilities and standard structures. The review standards for critical facilities will be based on larger earthquake reoccurrence intervals than the earthquakes considered for standard occupancy structures. The review standards will be set forth in the administrative rules. (Ord. 14259 § 4, 2001).

16.82.055 Applications - Complete applications.

A. For the purposes of determining the application of time periods and procedures adopted by this chapter, applications for permits authorized by Chapter 16.82 shall be considered complete as of the date of submittal upon determination by the department that the materials submitted contain the following:

1. For clearing and grading permits:
 - a. A legal description of the property,
 - b. A 1:2000 scale vicinity map with a north arrow,
 - c. Grading plans including:
 - (1) Horizontal and vertical scale,
 - (2) Size and location of existing improvements within 50 feet of the project, indicating which will remain and which will be removed.
 - (3) Existing and proposed contours at maximum five foot intervals, and extending for 100 feet beyond the project edge,
 - (4) At least two cross-sections, one in each direction, showing existing and proposed contours and horizontal and vertical scales, and
 - (5) Temporary and permanent erosion-sediment control facilities,
 - d. The following plans must be stamped and signed by a registered civil engineer, licensed to practice in the State of Washington,
 - (1) Permanent drainage facilities,
 - (2) Structures to be built or construction proposed in land slide hazard areas, and
 - (3) Proposed construction or placement of a structure.
2. A completed environmental checklist, if required by K.C.C. chapter 20.44, County Environmental Procedures;
3. Satisfaction of all requirements for grading permits under K.C.C. 16.82.060.

B. Applications found to contain material errors shall not be deemed complete until such material errors are corrected.

C. The director may waive specific submittal requirements determined to be unnecessary for review of an application. (Ord. 11622 § 4, 1994).

16.82.060 Permit requirements. Except as exempted in K.C.C. 16.82.050, no person shall do any clearing or grading without first obtaining a clearing and grading permit from the director. A separate permit shall be required for each site and may cover both excavations and fills.

A. Application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished for that purpose. The director shall prescribe the form by which application is made. No application shall be accepted unless it is completed consistent with the requirements of this chapter and the permit process and procedures chapter of K.C.C. Title 20. In addition to the requirements of K.C.C. 20.20.040 every application shall:

1. Identify and describe the work to be covered by the permit for which application is made;
2. Describe the land on which the proposed work is to be done, by lot, block, tract and house and street address, or similar description that will readily identify and definitely locate the proposed site;
3. Identify and describe those sensitive areas as defined in K.C.C. chapter 21A.24 on or adjacent to the site;
4. Indicate the estimated quantities of work involved;
5. Identify any clearing restrictions contained in K.C.C. 16.82.150 wildlife habitat corridors pursuant to K.C.C. chapter 21A.14, critical drainage areas established by administrative rule or property-specific development standards pursuant to K.C.C. chapter 21A.38;
6. Be accompanied by plans and specifications as required in subsections B. and C.;

7. Designate who the applicant is, on a form prescribed by the department, except that the application may be accepted and reviewed without meeting this requirement when a public agency or public or private utility is applying for a permit for property on which the agency or utility does not own an easement or right-of-way and the following three requirements are met:

- a. the name of the agency or public or private utility is shown on the application as the applicant;
 - b. the agency or public or private utility includes in the complete application an affidavit declaring that notice of the pending application has been given to all owners of property to which the application applies, on a form provided by the department; and
 - c. the form designating the applicant is submitted to the department prior to permit issuance;
- and

8. Give such other information as may be required by the director.

B. Plans and specifications. When required by the director, each application for a grading permit shall be accompanied by six sets of plans and specifications and other supporting data as may be required. The plans and specifications shall be prepared and signed by a civil engineer or landscape architect registered to practice in the state of Washington when required by the director; provided, the director may require additional studies prepared by a qualified soils specialist. If the plans and specifications are returned as a result of permit denial or any other reason, they shall be returned to the applicant.

C. Information on plans and in specifications. Plans shall be drawn to an engineer's scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this chapter and all other relevant laws, rules, regulations and standards. The first sheet of each set of plans shall give the location of the work and the name and address of the owner and the person by whom they were prepared. The plans shall include the following minimum information:

1. General vicinity of the proposed site;
2. Property limits and accurate contours of existing ground and details of terrain and area drainage;
3. Limiting dimensions, elevations or finished contours to be achieved by the grading, and proposed drainage channels and related construction;
4. Location of all proposed cleared areas;
5. Location of any open space tracts or conservation easements if required pursuant to
 - a. K.C.C. 16.82.150,
 - b. K.C.C. chapter 21A.14,
 - c. critical drainage area, or
 - d. property-specific development standards pursuant to K.C.C. chapter 21A.38;
6. Calculations of the total proposed area cleared on site as a percentage of the total site area;
7. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams, berms, settling ponds and other protective devices to be constructed with or as a part of the proposed work, together with the maps showing the drainage area and the estimated runoff of the area served by any drains;
8. A determination of whether drainage review applies to the project pursuant to K.C.C. chapter 9.04, and, if applicable, all drainage plans and documentation consistent with King County Surface Water Design Manual requirements;
9. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners which are within fifty feet of the property or which may be affected by the proposed grading operations;
10. Landscape and rehabilitation plan as required by K.C.C. 16.82.110;
11. Other information as may be required by the director; and
12. If the clearing or grading is proposed to take place in or adjacent to a sensitive area as regulated in K.C.C. chapter 21A.24, provide information as required by that chapter.

D. Granting of permits.

1. The director shall determine if the proposed grading will adversely affect the character of the site for present lawful uses or with the future development of the site and adjacent properties for building or other purposes as indicated by the comprehensive plan, the shoreline master program, and the zoning code.

2. After an application has been filed and reviewed, the director shall also ascertain whether such grading work complies with the other provisions of this chapter. If the application and plans so comply, or if they are corrected or amended so as to comply, the director may issue to the applicant a grading permit. A grading permit shall be valid for the number of days stated in the permit but in no case shall the period be more than two years; provided, that when operating conditions have been met, the permit may be renewed every two years, or less if a shorter approval and/or renewal period is specified by the director.

3. No grading permit shall be issued until approved by federal, state and local agencies having jurisdiction by laws or regulations.

4. Upon approval of the application and issuance of the grading permit, no work shall be done that is not provided for in the permit. The director is authorized to inspect the premises at any reasonable time to determine if the work is in accordance with the permit application and plans.

5. The permits from the director shall be required regardless of any permits issued by any other department of county government or any other governmental agency who may be interested in certain aspects of the proposed work. Where work for which a permit is required by this chapter is started or proceeded with prior to obtaining the permit, the violator shall be subject to such civil penalties as provided in K.C.C. chapter 23.04.* However, the payment of such civil penalties shall not relieve any persons from fully complying with the requirements of this chapter in the execution of the work nor from any other penalties prescribed thereon. (Ord. 13190 § 3, 1998: Ord. 12822 § 3, 1997: Ord. 12196 § 6, 1996: Ord. 11700 § 11, 1995: Ord. 11618 § 5, 1994: 9614 § 101, 1990: Ord. 7990 § 21, 1987: Ord. 6173 § 1, 1982: Ord. 5194 § 1, 1981: Ord. 3108 § 5, 1977: Ord. 1488 § 7, 1973).

*The reference to K.C.C. chapter 23.04 appears to be erroneous. K.C.C. Title 23 appears to have been intended. K.C.C. chapter 23.04 was repealed by Ordinance 13263 § 57 (1998).

16.82.090 Liability insurance required - Exception. The permittee shall maintain a liability policy in the amount of one hundred thousand dollars per individual, three hundred thousand dollars per occurrence, and fifty thousand dollars property damage, and shall name King County as an additional insured. EXCEPTION: Liability insurance requirements may be waived for projects involving less than ten thousand cubic yards. Liability insurance shall not be required of other King County departments. (Ord. 1488 § 10, 1973).

16.82.100 Operating conditions and standards of performance.

A. Any activity that will clear, grade or otherwise disturb the site, whether requiring a clearing or grading permit or not, shall provide erosion and sediment control (ESC) that prevents, to the maximum extent possible, the transport of sediment from the site to drainage facilities, water resources and adjacent properties. Erosion and sediment controls shall be applied as specified by the temporary ESC measures and performance criteria and implementation requirements in the King County erosion and sediment control standards. Activities performed as Class I, II, III or IV Special forest practices shall apply erosion and sediment controls in accordance with chapter 76.09 RCW and Title 222 WAC.

B. Cuts and fills shall conform to the following provisions unless otherwise approved by the director.

1. Slope. No slope of cut and fill surfaces shall be steeper than is safe for the intended use and shall not exceed two horizontal to one vertical, unless otherwise approved by the director.

2. Erosion control. All disturbed areas including faces of cuts and fill slopes shall be prepared and maintained to control erosion in compliance with subsection A.

3. Preparation of ground. The ground surface shall be prepared to receive fill by removing unsuitable material such as concrete slabs, tree stumps, brush and car bodies.

4. Fill material. Except in an approved sanitary landfill, only earth materials which have no rock or similar irreducible material with a maximum dimension greater than eighteen inches shall be used.

5. Drainage. Provisions shall be made to:

a. prevent any surface water or seepage from damaging the cut face of any excavations or the sloping face of a fill;

b. carry any surface waters that are or might be concentrated as a result of a fill or excavation to a natural watercourse, or by other means approved by the department of natural resources and parks;

6. Bench/terrace. Benches, if required, at least ten feet in width shall be back-sloped and shall be established at not more than twenty-five feet vertical intervals to control surface drainage and debris. Swales or ditches on benches shall have a maximum gradient of five percent.

7. Access roads - maintenance. Access roads to grading sites shall be maintained and located to the satisfaction of the King County department of transportation to minimize problems of dust, mud and traffic circulation.

8. Access roads - gate. Access roads to grading sites shall be controlled by a gate when required by the director.

9. Warning signs. Signs warning of hazardous conditions, if such exist, shall be affixed at locations as required by the director.

10. Fencing. Fencing, where required by the director, to protect life, limb and property, shall be installed with lockable gates which must be closed and locked when not working the site. The fence must be no less than five feet in height and the fence material shall have no horizontal opening larger than two inches.

11. Setbacks. The tops and the toes of cut and fill slopes shall be set back from property boundaries as far as necessary for safety of the adjacent properties and to prevent damage resulting from water runoff or erosion of the slopes.

The tops and the toes of cut and fill slopes shall be set back from structures as far as is necessary for adequacy of foundation support and to prevent damage as a result of water runoff or erosion of the slopes.

Slopes and setbacks shall be determined by the director.

12. Excavations to water-producing depth. All excavations must either be made to a water-producing depth or grade to permit natural drainage. The excavations made to a water-producing depth shall be reclaimed in the following manner:

a. the depth of the excavations must not be less than two feet measured below the low-water mark.

b. all banks shall be sloped to the water line no steeper than three feet horizontal to one foot vertical.

c. all banks shall be sloped from the low-water line into the pond or lake with a minimum slope of three feet horizontal to one foot vertical to a distance of at least twenty-five feet.

d. in no event shall the term water-producing depth as herein used be construed to allow stagnant or standing water to collect or remain in the excavation.

e. the intent of this provision is to allow reclamation of the land which will result in the establishment of a lake of sufficient area and depth of water to be useful for residential or recreational purposes.

13. Hours of operation. Hours of operation, unless otherwise authorized by the director, shall be between seven a.m. and seven p.m. (Ord. 13190 § 4, 1998: Ord. 3108 § 8, 1977: Ord. 1488 § 11, 1973).

16.82.110 Land restoration.

A. Upon the exhaustion of minerals or materials or upon the permanent abandonment of the quarrying or mining operation, all nonconforming buildings, structures, apparatus or appurtenances accessory to the quarrying and mining operation shall be removed or otherwise dismantled to the satisfaction of the director. This requirement shall not require land restoration on projects completed prior to January 1, 1971, except those covered under previously existing zoning requirements.

B. Final grades shall be such so as to encourage the uses permitted within the underlying zone classification.

C. Grading or backfilling shall be made with nonnoxious, nonflammable, noncombustible and nonputrescible solids.

D. Such graded or backfilled areas, except for roads, shall be sodded or surfaced with soil of a quality at least equal to the topsoil of the land areas immediately surrounding, and to a depth of at least four inches or a depth of that of the topsoil of land area immediately surrounding if less than four inches.

E. Such topsoil as required by subdivision D shall be planted with trees, shrubs, legumes or grasses, and said flora shall be so selected as to be indigenous to the surrounding area.

F. Graded or backfilled areas shall be reclaimed in a manner which will not allow water to collect and permit stagnant water to remain. Suitable drainage systems approved by the department of natural resources and parks shall be constructed or installed if natural drainage is not possible.

G. Waste or soil piles shall be leveled and the area treated as to sodding or surfacing and planting as required in subsections D and E of this section. (Ord. 14199 § 223, 2001: Ord. 3108 § 9, 1977: Ord. 1488 § 12, 1973).

16.82.120 Shorelines.

A. Any fill placed upon land adjacent to or beneath any stream or water body shall be contained and placed so as to prevent adverse effect upon other lands.

B. No permit required by this chapter shall be issued for grading upon the shorelines until approved by the appropriate federal, state and local authority.

C. For grading which requires a shoreline management substantial development permit, the conditions of the shoreline management substantial development permit shall be incorporated into the conditions of any permit issued pursuant to this chapter and shall be subject to the inspection and enforcement procedures authorized by this chapter. (Ord. 3108 § 10, 1977).

16.82.130 Enforcement. The director of the department of development and environmental services is authorized to enforce the provisions of this chapter, the ordinances and resolutions codified in it, and any rules and regulations promulgated thereunder pursuant to the enforcement and penalty provisions of K.C.C. Title 23.

If clearing inconsistent with the purposes and requirements of this chapter has occurred on a site, King County shall not accept or grant any development permits or approvals for the site unless the applicant adequately restores the site. The director shall require appropriate restoration of the site under an approved restoration plan which shall include a time schedule for compliance if significant resource damage has or may occur. If restoration has not been completed within the time established by the department, the director shall order restoration using funds from building and land development division contingency accounts and seek restitution from the property owner through liens or other available legal methods. (Ord. 14498 § 25, 2002: Ord. 9614 § 104, 1990: Ord. 2910 § 4 (part), 1976: Ord. 1488 (part), 1973).

16.82.140 Forest Practices.

A. Class IV Forest Practice. Under a Class IV forest practice, all clearing not otherwise exempted under this chapter shall be subject to the requirements of this chapter. All such clearing shall be subject to the State Environmental Policy Act, RCW 43.21C, and King County shall accept or assume lead agency status. The review of the Class IV application shall be consolidated with the review of the associated King County development permit or approval. Clearing independent of permit or approval shall require a separate clearing and grading permit pursuant to this chapter which meets any applicable clearing standards as defined by K.C.C. 16.82.150. King County will also combine its SEPA review of Class IV forest practices and county permits.

B. Development applications on lands cleared or graded pursuant to a Class II, III or IV special forest practice as defined in RCW 76.09, or which are commenced without forest practices or county authorization, shall be denied for a period of six (6) years unless:

1. the applicant demonstrates that the clearing was consistent with the Conversion Option Harvest Plan reviewed and approved by King County pursuant to the Type I land use decision process and incorporated as a condition of the state's forest practice permit, or
2. the director of the department of development and environmental services determines special circumstances exist which should allow the landowner to be released from the moratorium pursuant to notice, review and appeal process for Type 2 land use decisions.

In all cases, lifting or waiving of the six-year moratorium is subject to compliance with all local ordinances. (Ord. 12878 § 1, 1997: Ord. 11618 § 6, 1994: 9614 § 102, 1990).

16.82.150 Clearing standards.

A. For clearing and grading permits issued under this chapter, the current clearing standards contained in this section and in the following regulations shall apply:

1. The Sensitive Areas Code, K.C.C. chapter 21A.24, and its adopted administrative rules;
2. Property-specific development standards pursuant to K.C.C. chapter 21A.38;
3. Critical drainage area designations identified by adopted administrative rule; and
4. Wildlife habitat corridors pursuant to K.C.C. chapter 21A.14.

B. Within sensitive areas designated pursuant to K.C.C. chapter 21A.24, uses shall be limited to those specified in that chapter. Within any other areas subject to clearing restrictions referenced or contained in this section, the following uses are allowed under a clearing permit:

1. Timber harvest in accordance with a timber harvest management plan and clearing permit approved by the department of development and environmental services or a successor agency. That department shall promulgate administrative rules specifying the contents of, and the submittal requirements and approval criteria for, timber harvest management plans in consultation with the department of natural resources prior to any permit approvals for timber harvest within these tracts or easements;

2. Passive recreation uses and related facilities, including pedestrian, equestrian community and bicycle trails, nature viewing areas, fishing and camping areas, and other similar uses that do not require permanent structures, if either cleared areas or areas of compacted soils, or both, associated with these uses and facilities do not exceed eight percent of the area of the tract or easement. Within wildlife habitat corridors, trail widths shall be the minimum allowed under adopted trail standards and no other recreation uses shall be permitted in the one hundred fifty foot minimum width of the corridor;

3. Utilities and utility easements, including surface water facilities, if the uses are within or adjacent to existing road or utility easements whenever possible. Within wildlife habitat corridors, existing or multiple utility uses within established easements shall be allowed within the one hundred fifty foot minimum width of the corridor. Development of new utility corridors shall be allowed within wildlife habitat corridors only when multiple uses of existing easements are not feasible and the utility corridors are sited and developed using county-approved best management practices to minimize disturbance; and

4. Removal of either dangerous trees or damaged trees, or both.

C. For the RA (Rural Area) zoned areas in either the Bear Creek basin, the Issaquah Creek basin, the Soos Creek basin, the May Creek basin, the East Sammamish Community Planning Area or the Bear Creek Community Planning Area:

1. Clearing shall be limited to a maximum of thirty-five percent of the lot or plat area or the amount legally cleared prior to the effective date of any clearing regulations in effect at the time of the clearing, whichever is greater, except under conditions specified in a. through f. of this subsection C.1:

a. clearing shall be limited to a maximum of sixty percent of the lot or plat area if the approved permit requires flow control and water quality facilities in accordance with standards set forth in the applicable adopted basin plan and the King County Surface Water Design Manual;

b. in the Soos Creek basin, clearing shall be limited to a maximum of eighty percent of the lot or plat area, except in designated Regionally Significant Resource Areas where clearing shall be limited to a maximum of sixty-five percent of the lot or plat area. Buffers for all sensitive areas designated under K.C.C. Title 21A and sensitive areas except for submerged lands may be counted towards meeting the requirement. Building permits for single-family residential building on individual lots shall be exempt from the clearing limit in the Soos Creek basin;

c. clearing required for the construction of access, utilities and septic systems to serve any lots one and one-quarter acres or smaller in size shall not be counted towards the thirty-five percent maximum clearing standard;

d. on individual lots smaller than twenty thousand square feet, up to seven thousand square feet may be cleared;

e. clearing standards for Urban Planned Developments and Mineral zoned properties will be determined through their own designated review processes; and

f. clearing to provide for the relocation of equestrian community trails.

2. For subdivisions and short subdivisions, portions of the plat that are required to remain uncleared shall be retained in one or more open space tracts, with all developable lots sited on the portions of the plat approved to be cleared. Sensitive areas designated under K.C.C. Title 21A shall be recorded separately from tracts mandated by this regulation, but may be counted towards meeting these requirements. Tracts mandated by this regulation may be retained by the subdivider, conveyed to residents of the subdivision, or conveyed to a third party. Open space tracts shall be shown on all property maps and shall be protected by covenants, approved by the county, that restrict their uses to those listed in subsection B of this section. All open space tracts established pursuant to this regulation shall be clearly marked with at least one sign per buildable lot adjoining the tract indicating that the tract is permanent, dedicated open space.

3. For individual lots, the clearing limits shall be applied at the time of building permit application unless the lot is within a subdivision that has been approved with other conditions to meet the standard established in subsection C.2 of this section. In cases where conditions are applied to the subdivision, individual lots shall be exempt from the clearing restrictions in subsection C.1 of this section.

The uses and restrictions on the uncleared portions of individual lots shall be those specified in subsection B of this section. Sensitive areas designated under K.C.C. Title 21A may be counted towards meeting requirements on individual lots.

4. The subdivision or permitting of building on parcels that are cleared in violation of the regulations in effect at the time of the clearing shall be subject to conditions requiring the restoration of trees and understory vegetation on at least sixty-five percent of the plat or lot, or, where applicable, on the percentage of the site that was to remain uncleared under subsection C.1 of this section. A restoration plan shall be required of permit applicants, and shall be subject to the approval of the department of development and environmental services. That department shall prepare administrative rules regarding the review and approval of restoration plans in consultation with the department of natural resources and parks before approving subdivision or building permits for parcels cleared in violation of applicable clearing regulations. The administrative rules shall also specify when a restoration plan will be deemed sufficient to forego the six-year moratorium on permitting authorized in K.C.C. 16.82.140.

5. In the Bear Creek basin, the Bear Creek community planning area and the May Creek basin, the requirements of subsection C.1 through 4 of this section shall be modified or waived by the director for proposed projects that meet the following conditions:

- a. the project shall consist of one or more of the following uses:
 - (1) government services listed in K.C.C. 21A.08.060,
 - (2) educational services listed in K.C.C. 21A.08.050,
 - (3) parks as listed in K.C.C. 21A.08.040 when located adjacent to an existing or proposed school,
 - (4) libraries listed in K.C.C. 21A.08.040, and
 - (5) road projects;
- b. the project site shall not be located in a designated regionally significant resource area except for utility corridors that can demonstrate no feasible alternative;
- c. the project shall clear the minimum necessary to accommodate the proposed use which includes all the allowed ballfields, playfields, other facilities, and spaces proposed by the public agency to carry out its public function; and
- d. the project shall meet the on-site flow control and water quality standards set forth in the applicable adopted basin plan and the Surface Water Design Manual.

The modification or waiver shall not exempt the project from any other code provisions which may apply. The director's decision may be appealed to the zoning and subdivision examiner pursuant to K.C.C. chapter 20.24, but any such an appeal must be consolidated with an appeal, if any, heard by the examiner on the merits of the proposed project.

6. In the Issaquah Creek basin, the Soos Creek basin and the East Sammamish Community Planning Area, the following standards shall apply:

- a. in the regionally significant resource areas, except for utility corridors that can demonstrate no feasible alternative, subsections C.1 through 4 of this section shall apply; and
- b. in areas outside of the regionally significant resources areas, projects that consist of one or more of the uses identified in subsection C.5a.(1) to (4) of this section shall be exempt from subsections C.1 through 4 of this section.

D. Construction projects can be a significant contributor of pollution to streams and wetlands. Therefore, from October 1 through March 31, in the Bear Creek Community Planning Area, the Northshore Community Planning Area, the East Sammamish Community Planning Area and the Soos Creek, Hylebos Creek and May Creek basins:

1. Clearing and grading shall only be permitted if shown to the satisfaction of the director that silt-laden runoff exceeding standards in the King County Surface Water Design Manual will be prevented from leaving the construction site through a combination of the following:

- a. site conditions including vegetative coverage, slope, soil type and proximity to receiving waters;
- b. limitations on activities and the extent of disturbed areas; and
- c. proposed erosion and sedimentation control measures.

2. The director shall set forth in writing the basis for approval or denial of clearing or grading during this period.

3. Clearing and grading will be allowed only if there is installation and maintenance of an erosion and sedimentation control plan approved by the department which shall define any limits on clearing and grading or specific erosion and sediment control measures required during this period. Alternate best management practices may be approved or required on-site by the inspector.

4. If, during the course of construction, silt-laden runoff exceeding standards in the King County Surface Water Design Manual leaves the construction site or if clearing and grading limits or erosion and sediment control measures shown in the approved plan are not maintained, a notice of violation shall be issued.

5. If the erosion and sediment control problem defined in the violation is not adequately repaired within twenty-four hours of the notice of violation, then a notice and order may be issued by the inspector to install adequate erosion and sediment control measures to stop silt-laden runoff from leaving the site. The notice and order may also require the contractor to discontinue any further clearing or grading, except for erosion and sediment control maintenance and repair, until the following March 31.

6. The following activities are exempt from the seasonal clearing and grading requirements of this subsection:

- a. routine maintenance and necessary repair of erosion and sediment control facilities;
 - b. routine maintenance of public facilities or existing utility structures as provided by K.C.C. 21A.24.050B;
 - c. activities where there is one hundred percent infiltration of surface water runoff within the site in approved and installed erosion and sedimentation control facilities;
 - d. typical landscaping activities of existing single family residences that do not require a permit;
 - e. class I, II III and IV Special forest practices;
 - f. mineral extraction activities on sites with approved permits; and
 - g. public agency response to emergencies that threaten the public health, safety and welfare.
- (Ord. 14199 § 224, 2001: Ord. 14259 § 5, 2001: Ord. 14091 § 2, 2001: Ord. 13190 § 5, 1998: Ord. 12822 § 4, 1997: Ord. 12380 § 7, 1996: Ord. 12016 § 3, 1995: Ord. 12015 § 3, 1995: Ord. 11886 § 3, 1995: Ord. 11618 § 7, 1994: Ord. 9614 § 103, 1990).

16.82.160 Agricultural Production Districts (APDs). For any clearing and grading permits issued under this chapter for utilities or other public facilities crossing a portion of an APD, the following conditions shall be required:

- A. Demonstration that alternatives to crossing APDs are not feasible,
- B. Timing of installation of facilities will minimize impacts to seasonal agricultural practices,
- C. Placement of facilities in APD are built and located to minimize disruption of agricultural activity. (Ord. 11618 § 8, 1994).

16.82.170 Financial guarantees authorized. The department is authorized to require all applicants issued permits or approvals under the provisions of the title to post financial guarantees consistent with the provisions of Ordinance 12020. (Ord. 12020 § 35, 1995).

(King County 12-2001)